



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: OCTOBER 9, 2003

CALL TO ORDER: COMMISSIONERS' BRIEFING, 5:45 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ATTENDANCE:

PRESENT: CHAIRMAN RICHARD TRUESDELL, MEMBERS CRAIG GALATI, STEVEN EVANS, BYRON GOYNES, LAURA McSWAIN, AND LEO DAVENPORT

EXCUSED: TODD NIGRO

STAFF PRESENT: ROBERT GENZER – PLANNING & DEVELOPMENT DEPT., MARGO WHEELER - PLANNING & DEVELOPMENT DEPT., DAVID CLAPSADDLE – PLANNING & DEVELOPMENT DEPT., GARY LEOBOLD - PLANNING & DEVELOPMENT DEPT., BART ANDERSON - PUBLIC WORKS, YONGYAO LOU - PUBLIC WORKS, GINA VENGLASS – PUBLIC WORKS, BRYAN SCOTT – CITY ATTORNEY'S OFFICE, ANGELA CROLLI – CITY CLERK'S OFFICE, DEENY ARAUJO – CITY CLERK'S OFFICE

MINUTES:

DAVID CLAPSADDLE, Planning and Development Department, briefly reviewed the following list of applications and the recommended actions for each.

Item 17 [VAR-2930]	Withdraw Without Prejudice
Item 18 [SUP-2859]	Abeyance to 10/23/2003
Item 28 [GPA-2966]	Abeyance to 11/20/2003
Item 29 [ZON-2967]	Abeyance to 11/20/2003
Item 34 [GPA-2993]	Abeyance to 11/20/2003
Item 40 [ZON-2999]	Abeyance to 11/6/2003
Item 41 [VAR-2977]	Withdraw Without Prejudice
Item 42 [WVR-2978]	Withdraw Without Prejudice
Item 44 [SUP-2995]	Table
Item 45 [ROC-2996]	Table
Item 46 [SDR-2980]	Table
Item 47 [SUP-2904]	Abeyance to 11/6/2003
Item 49 [SUP-2964]	Withdraw Without Prejudice
Item 50 [SUP-2975]	Abeyance to 11/6/2003
Item 56 [SDR-2928]	Abeyance to 10/23/2003

With regard to Item 40 [ZON-2999], MR. CLAPSADDLE added that DAVID ROARK, Public Works Department, requested this item be held to the 11/6/2003 Planning Commission meeting.

City of Las Vegas

PLANNING COMMISSION MEETING OF OCTOBER 9, 2003 Briefing

MINUTES – Continued:

Item 44 [SUP-2995], Item 45 [ROC-2996], and Item 46 [SDR-2980] relate to the mini-storage project on Torrey Pines Drive and Rancho Drive. The applicant will request to have these items be tabled.

CONDITION CHANGES:

Item 8 [SDR-2635] - MR. CLAPSADDLE noted that the applicant intends to construct a rockery wall with landscaping on the south side of the property. He added that there is a gravel pit on the east side of the parcel as well as on the north side with severe slopes. Inasmuch as there is residential adjacent to the property staff suggests adding a condition that any retaining or screen wall not exceed eight-feet in height unless stepped back a minimum of four feet.

MISCELLANEOUS:

MR. CLAPSADDLE confirmed that updated copies of Title 19 have been distributed. He noted that all of the text amendments have been incorporated in Title 19.

Item 30 [GPA-3005], Item 31 [ZON-3007], Item 32 [SUP-3100], and Item 33 [SDR-3101] were originally asked to be held. MR. CLAPSADDLE stated that the applicant has since asked to go forward with the applications.

Finally, MR. CLAPSADDLE explained that Items 51 through 55 are requests for special use permits and although the locations are different, the applications involve the same applicant. He suggested all of the items be opened at the same time then taking separate votes on each application.

OTHER ITEMS:

COMMISSIONER GALATI questioned whether elevations were available for the condominium project at the old Fletcher Jones site. MR. CLAPSADDLE confirmed that the applicant would present full-color elevations.

MEETING ADJOURNED AT 5:50 P.M.



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: OCTOBER 9, 2003

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2. THE PLANNING COMMISSION MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE CITY'S INTERNET AT www.kclv.tv. THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB SATURDAY AT 10:00 AM, THE FOLLOWING MONDAY AT MIDNIGHT AND TUESDAY AT 5:00 PM.

PLEDGE OF ALLEGIANCE was led by CHAIRMAN TRUESDELL.

CALL TO ORDER: 6:05 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

PRESENT: CHAIRMAN RICHARD TRUESDELL, MEMBERS CRAIG GALATI, STEVEN EVANS, BYRON GOYNES, LAURA McSWAIN, TODD NIGRO AND LEO DAVENPORT

STAFF PRESENT: ROBERT GENZER – PLANNING & DEVELOPMENT DEPT., MARGO WHEELER - PLANNING & DEVELOPMENT DEPT., DAVID CLAPSADDLE – PLANNING & DEVELOPMENT DEPT., GARY LEOBOLD - PLANNING & DEVELOPMENT DEPT., BART ANDERSON - PUBLIC WORKS, YONGYAO LOU - PUBLIC WORKS, GINA VENGLASS – PUBLIC WORKS, BRYAN SCOTT – CITY ATTORNEY'S OFFICE, ANGELA CROLLI – CITY CLERK'S OFFICE, DEENY ARAUJO – CITY CLERK'S OFFICE

(6:05)



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 9, 2003

SUBJECT:

Approval of the minutes of the August 28, 2003 and September 11, 2003 Planning Commission Meetings

MOTION:

GALATI – APPROVED the minutes of the September 11, 2003 Planning Commission Meeting – UNANIMOUS with NIGRO abstaining as he was not present at that meeting.

GALATI – APPROVED the minutes of the August 28, 2003 Planning Commission Meeting – UNANIMOUS with McSWAIN abstaining as she was not present at that meeting.

MINUTES:

There was no discussion.

(6:02)

1-40



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 9, 2003

CHAIRMAN TRUESDELL announced the subdivision items could be appealed by the applicant or aggrieved person or a review requested by a member of the City Council.

ACTIONS:

ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

CHAIRMAN TRUESDELL read the statement on the order of the items and the time limitations on persons wishing to be heard on an item.

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

MINUTES:

COMMISSIONER GALATI announced that this would be his last Planning Commission meeting. He read his letter of resignation addressed to MAYOR OSCAR GOODMAN and the City Council and submitted it for the record. He thanked MAYOR GOODMAN, the City Council, COUNCILMAN LARRY BROWN, and his Planning Commission colleagues and acknowledged the goals and accomplishments achieved over his past six-year tenure.

Former Planning Commissioner STEPHEN QUINN approached the podium and expressed his gratitude to each of the current Commissioners. He thanked each Commissioner individually, and included ROBERT GENZER, Director of Planning and Development Department and DEPUTY CITY ATTORNEY BRYAN SCOTT, BART ANDERSON, Public Works Department, and DAVID CLAPSADDLE, Planning and Development Department, and noted the attributes of each.

PLANNING COMMISSION MEETING OF OCTOBER 9, 2003

MINUTES – Continued:

CHAIRMAN TRUESDELL expressed his gratitude and attributed a number of the Planning Commission's successful accomplishments to COMMISSIONER GALATI'S expertise and insight. He stated that COMMISSIONER GALATI would be sorely missed and offered his best wishes for future endeavors. COMMISSIONER McSWAIN also expressed her gratitude and thanked COMMISSIONER GALATI for his guidance, insight, and wisdom and stated that his presence would greatly missed. Concurring with his colleague's accolades, COMMISSIONER EVANS stated this community is a much finer place because of him. COMMISSIONER NIGRO added that his decision to join the Planning Commission was based not only on his respect for COMMISSIONER GALATI because of his passion for addressing and handling diverse situations but also for his intelligence and judgment. He stated it was a great pleasure being a part of the Planning Commission during COMMISSIONER GALATI'S tenure. COMMISSIONER GOYNES kidded that he would hold his comments to the latter portion of the meeting.

(6:05 – 6:16)



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 9, 2003

CHAIRMAN TRUESDELL noted the Rules of Conduct.

PLANNING COMMISSION MEETING RULES OF CONDUCT.

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

EOT-2925 - STEVE KABOLI - Request for an Extension of Time on an approved Rezoning (Z-0040-01) FROM: U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] TO: C-1 (Limited Commercial) Zone on 1.5 acres adjacent to the northeast corner of Vegas Drive and Leonard Lane (APN: 138-24-803-028), Ward 5 (Weekly).

CC: 11/05/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – APPROVED Items 1 through 4 subject to conditions – UNANIMOUS

To be heard by the City Council on 11/5/2003

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent Item.

(6:43 – 6:44)

1-1234

CONDITIONS:

Planning and Development

1. This Reinstatement and Extension of Time will expire on August 15, 2005 unless another Extension of Time is approved by the City Council.
2. Conformance to the conditions of approval for Rezoning (Z-0040-01), Site Development Review [(Z-0040-01(1)), Variance (V-0043-01), and all other subsequent site related actions as required by the Planning and Development Department and Department of Public Works.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

EOT-2927 - STEVE KABOLI - Request for an Extension of Time on an approved Variance (V-0043-01) TO ALLOW A PROPOSED BUILDING TO BE 30 FEET FROM THE NORTH PROPERTY LINE WHERE THE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A MINIMUM SETBACK OF 105 FEET on 1.5 acres adjacent to the northeast corner of Vegas Drive and Leonard Lane (APN: 138-24-803-028), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

CC: 11/05/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – APPROVED Items 1 through 4 subject to conditions – UNANIMOUS

To be heard by the City Council on 11/5/2003

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent Item.

(6:43 – 6:44)

1-1234

CONDITIONS:

Planning and Development

1. This Reinstatement and Extension of Time will expire on August 15, 2005 unless another Extension of Time is approved by the City Council.

2. Conformance to the conditions of approval for Rezoning (Z-0040-01), Site Development Review [(Z-0040-01(1))], Variance (V-0043-01), and all other subsequent site related actions as required by the Planning and Development Department and Department of Public Works.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

EOT-2926 - STEVE KABOLI - Request for an Extension of Time on an approved Site Development Plan Review [Z-0040-01(1)] FOR A PROPOSED 12,000 SQUARE FOOT BOXING TRAINING CENTER on 1.5 acres adjacent to the northeast corner of Vegas Drive and Leonard Lane (APN: 138-24-803-028), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

CC: 11/05/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – APPROVED Items 1 through 4 subject to conditions – UNANIMOUS

To be heard by the City Council on 11/5/2003

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent Item.

(6:43 – 6:44)

1-1234

CONDITIONS:

Planning and Development

1. This Reinstatement and Extension of Time will expire on August 15, 2005 unless another Extension of Time is approved by the City Council.
2. Conformance to the conditions of approval for Rezoning (Z-0040-01), Site Development Review [(Z-0040-01(1)], Variance (V-0043-01), and all other subsequent site related actions as required by the Planning and Development Department and Department of Public Works.

PLANNING COMMISSION MEETING OF OCTOBER 9, 2003
Planning and Development Department
Item 3 – EOT-2926

CONDITIONS - Continued:

Public Works

3. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The Design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

EOT-2982 - CITY OF LAS VEGAS ON BEHALF OF LAS VEGAS ELKS LODGE #1468

BPOE - Request for a Reinstatement and Extension of Time for an approved Special Use Permit and Site Development Plan Review (U-0121-00) FOR A PROPOSED RECREATIONAL VEHICLE PARKING LOT at 4130 West Charleston Boulevard (APN: 139-31-801-007), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

CC: 11/05/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – APPROVED Items 1 through 4 subject to conditions – UNANIMOUS

To be heard by the City Council on 11/5/2003

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent Item.

(6:43 – 6:44)

1-1234

CONDITIONS:

Planning and Development

1. This Reinstatement and Extension of Time will expire on December 6, 2004 unless another Extension of Time is approved by the City Council.
2. Conformance to the conditions of approval for Special Use Permit (U-0121-00) and all other subsequent site related actions as required by the Planning and Development Department and Department of Public Works.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - RENOTIFICATION - GPA-2633 - Cottonwood Creek Apartments, LIMITED LIABILITY COMPANY - Request to amend a portion of the Centennial Hills Sector Plan from: PCD (Planned Community Development) TO: MLA (Medium-Low Attached Density Residential) on the southeast corner of Lone Mountain Road and Cliff Shadows Parkway (APN: 137-01-101-006, 007, and 008), Ward 4 (Brown).

CC: 11/05/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

125

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting: Summerlin View advertisement dated 8/29/2003
5. Submitted at meeting: Faxed copy of Memo of Opposition from Don and Daveda Harms
6. Submitted at meeting: Petition of Opposition with signatures representing 74 residences

MOTION:

TRUEDELL - ABEYANCE to the 11/6/2003 Planning Commission meeting - UNANIMOUS

NOTE: COMMISSIONER McSWAIN disclosed that her company had previously done work for the applicant. Since no dialogue has taken place relative to the application, she would vote on the item.

MINUTES:

CHAIRMAN TRUEDELL declared the Public Hearing open.

PLANNING COMMISSION MEETING OF OCTOBER 9, 2003
Planning and Development Department
Item 5 – GPA-2633

MINUTES – Continued:

DAVID CLAPSADDLE, Planning and Development Department, explained that the General Plan Amendment has been heard several times to allow related applications to be in line with it and in order to hold a neighborhood meeting. He mentioned that the General Plan Amendment is to MLA (medium-Low Attached Density Residential) and was originally in the Lone Mountain West Master Plan area. The applicant is currently asking for the same density and because it is no longer in the Long Mountain Master Plan, the General Plan Amendment is necessary. With regard to the other applications, the Variance for residential adjacency standards is required on the east side of the property because of an existing gravel pit as well as to the north.

MR. CLAPSADDLE explained that the property to the east is zoned for residential and according to code, a 72-foot setback is required. The applicant is asking for a 34-foot setback. In view of the existing slope and gravel pit, staff believes the variance is warranted and recommends approval.

This project encompasses 192 condominium units and is a two-story project with 48 buildings of four units each. The parking requirements are being met and the landscaping meets the standards of the code with the exception of the west portion of the property, where the applicant is requesting a waiver. Staff recommended approval.

Staff's only concern is the adjacent single-family residential homes to the south of the project and the applicant's proposal to construct landscape buffering and rockery wall along the perimeter of the property. Staff, having visited the site, determined that the slope is an issue and recommended a condition that limits the perimeter walls to no higher than eight feet and having the appropriate setbacks from those walls regardless of whether they are screen walls or retaining walls.

JOHN VORNSSEND, 2564 Wigwam Parkway, appeared on behalf of the applicant. He concurred with MR. CLAPSADDLE'S description of the proposed project and maintained that they will be individually-owned, four-plexed buildings consisting of two or three-bedroom units. The rental prices will range from \$1200 to \$1400 per month and will be managed and maintained by a management company. He described the various amenities and indicated that access will be generated from Lone Mountain Road with no access to Cliff Shadows Parkway or Peaceful Dawn Avenue to the south. MR. VORNSSEND also repeated MR. CLAPSADDLE'S statements regarding the location of the gravel pits and the need for the variance. He concurred with staff recommendations.

PLANNING COMMISSION MEETING OF OCTOBER 9, 2003
Planning and Development Department
Item 5 – GPA-2633

MINUTES – Continued:

NIEL DEXTER, the applicant, 2775 South Jones Boulevard, explained how the rock wall would be situated on the property and explained that this was in accordance with the wishes of the adjacent neighbors.

TODD FARLOW, 240 North 19th Street, questioned whether the trails would be affecting by this development. MR. CLAPSADDLE confirmed that the trails would not be affected by this development.

BOB WARNS, 4656 Yellow Harbor, appeared in opposition to the development. He stated that the proposed wall is too high and should not be approved. He noted that this would be the fourth condominium project and stated it's beginning to feel like a transient community situated between Cheyenne and Lone Mountain.

QUINCY MEYERS, 4537 Harvest Night Street, appeared on behalf of her neighbors. She submitted a petition of residents who opposed the variance. On behalf of one of her neighbors, she submitted their written letter of opposition for the record. She specifically addressed the variance and felt the adjacent residents should see the details of the site plan and have a final say as to the type of landscaping proposed to ensure that it is aesthetically pleasing to the neighboring property owners. She submitted a page of an advertisement for the record. In conclusion, she objected to the development of apartment complexes and stated the community desire a development of single-family homes.

NORMA EDWARDS, 4508 Dawn Peak Street, a real estate agent, agreed with the previous speaker's comments and stated she too would prefer to have single-family residential to ensure that the existing residents would not have to experience devaluation of their property.

JAMES O'ROURKE, 4426 Rehoboth Bay Street, appeared in opposition to the proposed development. He too believed that such a development would diminish the value of his property and he agreed that apartments promote transient living.

VICTORIA VOJDANI, 4518 Morning Port Street, stated she is a newcomer to the community and she stated that she had no reservations regarding the proposed condominium development if the project promoted private ownership. She felt this would alleviate any type of transient type of life style and encourage pride in ownership as well as enhance property values of the existing homes.

JAMES CAREY, 10658 Early Dawn Court, opposed this development. When he purchased his residence, having reviewed the area plans, he was certain that the area would only be residential development.

PLANNING COMMISSION MEETING OF OCTOBER 9, 2003
Planning and Development Department
Item 5 – GPA-2633

MINUTES – Continued:

GARY TIBO, 4525 Dawn Peak Street, appeared in protest. He expressed that renters have no pride in their residences as do residents who own their properties. He stated that currently there are renters who live in his subdivision who do not maintain their yards, park decrepit vehicles in their driveways and have nothing to do with community activities. He requested his objections be noted for the record.

MR. VORNSSEND touched on the subject of the wall and explained that the grade of the property indeed affects the height of the wall. He added that the wall would be decorative and similar to the wall across the street. He clarified that the variance affects only the landscaping proposed for the east portion of the property.

COMMISSIONER GALATI asked the applicant to explain what avenues would be pursued if the management company failed to perform their job or even ceased to exist. MR. DEXTER stated that the CC&R'S would explain that the Association would be operated by a licensed management company. If it ever occurred that the first management company ceased operation, that company would be required to enlist the services of another licensed management company to replace them. MR. DEXTER stated that by having a resident manager and a maintenance crew onsite helps to control the residents living there.

CHAIRMAN TRUESDELL asked if the rental of the units does not meet their expectations, or if default comes into play how would the situation be handled. He also asked for clarification as to how units will be deeded. MR. DEXTER stated that lenders prefer to keep the asset value of their individual four plexes and opt to pay the cost of maintenance fees whether the buildings are occupied or not. MR. DEXTER alluded to several developments that have basically the same setup and concept.

COMMISSIONER GALATI referenced the proposed wall and asked the applicant to provide additional details. MR. DEXTER, using the overhead, indicated that the wall will be approximately four or five feet above the grade of the adjacent subdivision. COMMISSIONER GALATI questioned why the applicant chose to balance the level of the grade rather than working with the grade as it currently exists. He stated that the site plan and layout is not conducive with the type of density that he would consider an enhancement.

Addressing the density issue, COMMISSIONER NIGRO expressed the same concerns pertaining to the block wall stated by COMMISSIONER GALATI and perceived a staggered wall as a more feasible alternative. He concurred with staff's contention that developers should look beyond standard block walls and promote creativity enhanced by landscaping.

PLANNING COMMISSION MEETING OF OCTOBER 9, 2003
Planning and Development Department
Item 5 – GPA-2633

MINUTES – Continued:

MR. CLAPSADDLE, responding to questions by COMMISSONER NIGRO, explained that this piece was originally in the Lone Mountain Master Plan and was designated ML, 12 units per acre. Subsequently, there was a major modification to remove the parcel from the Lone Mountain Plan. MR. CLAPSADDLE acknowledged that the developer meets the open space standards of the code and the landscaping requirements.

CHAIRMAN TRUESDELL stated it would be far more feasible for the developer to deal with the natural slope of the parcel in order to maintain the neighborhood character and still be able to present a more aesthetically pleasing development conducive with the adjacent community. Both CHAIRMAN TRUESDELL and COMMISSIONER GALATI expressed that the density was not an issue, but the design aspects would require additional work.

Relating to the 30-day cycle for GPA'S, ROBERT GENZER, Director of Planning and Development Department, clarified that inasmuch as there are several related applications, the cycle only applies as it relates to those actual applications.

In an effort to address the design aspects, COMMISSIONER NIGRO suggested staff consider recommendations from COMMISSIONER GALATI that would include creative site planning, working with the natural grades of the site, and creating staggering of the buildings so that the adjacent homes are buffered by visual articulation. BART ANDERSON, Public Works Department, explained that first the grading plan needs to be approved. From that point on, there are numerous ways to address the specific design issues. He also stated that staff could be directed to ensure this procedure is accomplished before even coming back to the Planning Commission. MR. GENZER agreed that MR. ANDERSON'S proposal would be the appropriate way to handle the suggestions made by COMMISSIONER GALATI.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 5 [GPA-2633], Item 6 [ZON-2634], Item 7 [VAR-2958], and Item 8 [SDR-2635] was held under Item 5 [GPA-2633].

(6:44 – 7:43)

1-1257/2-1

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ZON-2634 - COTTONWOOD CREEK APARTMENTS, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation, PROPOSED: MLA (Medium-Low Attached Density Residential)] TO: RPD12 (Residential Planned Development - 12 Units Per Acre) on 15.9 acres adjacent to the southeast corner of Lone Mountain Road and Cliff Shadows Parkway (APN: 137-01-101-006, 007 and 008), Ward 4 (Brown).

CC: 11/05/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

82

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting: Summerlin View advertisement dated 8/29/2003 attached to Item 5 [GPA-2633]
5. Submitted at meeting: Faxed copy of Memo of Opposition from Don and Daveda Harms attached to Item 5 [GPA-2633]
6. Submitted at meeting: Petition of Opposition with signatures representing 74 residences attached to Item 5 [GPA-2633]

MOTION:

TRUEDELL - ABEYANCE to the 11/6/2003 Planning Commission meeting - UNANIMOUS

MINUTES:

CHAIRMAN TRUEDELL declared the Public Hearing open.

There was no discussion.

PLANNING COMMISSION MEETING OF OCTOBER 9, 2003
Planning and Development Department
Item 6 – ZON-2634

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 5 [GPA-2633], Item 6 [ZON-2634], Item 7 [VAR-2958], and Item 8 [SDR-2635] was held under Item 5 [GPA-2633].

(6:44 – 7:43)

1-1257/2-1

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAR-2958 - COTTONWOOD CREEK APARTMENTS, LIMITED LIABILITY COMPANY - Request for a Variance TO ALLOW A SIDE YARD SETBACK OF 34 FEET WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A 72-FOOT SETBACK on 15.9 acres adjacent to the southeast corner of Lone Mountain Road and Cliff Shadows Parkway (APN: 137-01-101-006, 007 and 008), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation, PROPOSED: MLA (Medium-Low Attached Density Residential)] [PROPOSED: R-PD12 (Residential Planned Development - 12 Units Per Acre)], Ward 4 (Brown).

CC: 11/05/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

82

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting: Summerlin View advertisement dated 8/29/2003 attached to Item 5 [GPA-2633]
5. Submitted at meeting: Faxed copy of Memo of Opposition from Don and Daveda Harms attached to Item 5 [GPA-2633]
6. Submitted at meeting: Petition of Opposition with signatures representing 74 residences attached to Item 5 [GPA-2633]

MOTION:

TRUEDELL – ABEYANCE to the 11/6/2003 Planning Commission meeting – UNANIMOUS

MINUTES:

CHAIRMAN TRUEDELL declared the Public Hearing open.

PLANNING COMMISSION MEETING OF OCTOBER 9, 2003
Planning and Development Department
Item 7 – VAR-2958

MINUTES – Continued:

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 5 [GPA-2633], Item 6 [ZON-2634], Item 7 [VAR-2958], and Item 8 [SDR-2635] was held under Item 5 [GPA-2633].

(6:44 – 7:43)

1-1257/2-1

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-2635 - COTTONWOOD CREEK APARTMENTS, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review and a Waiver of perimeter buffering standards FOR A PROPOSED 192-UNIT APARTMENT DEVELOPMENT on 15.9 acres adjacent to the southeast corner of Lone Mountain Road and Cliff Shadows Parkway (APN: 137-01-101-006, 007 and 008), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation, PROPOSED: MLA (Medium-Low Attached Density Residential)] [PROPOSED: R-PD12 (Residential Planned Development - 12 Units Per Acre)], Ward 4 (Brown).

CC: 11/05/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

81

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting: Summerlin View advertisement dated 8/29/2003 attached to Item 5 [GPA-2633]
5. Submitted at meeting: Faxed copy of Memo of Opposition from Don and Daveda Harms attached to Item 5 [GPA-2633]
6. Submitted at meeting: Petition of Opposition with signatures representing 74 residences attached to Item 5 [GPA-2633]

MOTION:

TRUEDELL – ABEYANCE to the 11/6/2003 Planning Commission meeting – UNANIMOUS

MINUTES:

CHAIRMAN TRUEDELL declared the Public Hearing open.

PLANNING COMMISSION MEETING OF OCTOBER 9, 2003
Planning and Development Department
Item 8 – SDR-2635

MINUTES – Continued:

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 5 [GPA-2633], Item 6 [ZON-2634], Item 7 [VAR-2958], and Item 8 [SDR-2635] was held under Item 5 [GPA-2633].

(6:44 – 7:43)

1-1257/2-1

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - ZON-2643 - SIGNATURE HOMES ON BEHALF OF 70 LIMITED PARTNERSHIP - Request for a Rezoning FROM: R-1 (Single Family Residential) TO: R-PD7 (Residential Planned Development - 7 Units Per Acre) on 10.08 acres located approximately 900 feet north of Alta Drive, between Tonopah Drive and Shadow Lane (APN: 139-33-201-001), Ward 5 (Weekly).

CC: 11/05/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

4

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

4

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – APPROVED subject to conditions – UNANIMOUS with McSWAIN abstaining as her firm is under contract with Signature Homes and NIGRO abstaining as he owns property located within the notice area.

To be heard by the City Council on 11/5/2003

NOTE: CHAIRMAN TRUESDELL disclosed that he sits on a Board with one of the principals of Signature Homes. Seeing as there has been no discussion pertaining to this application, he would be voting on this item.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development Department, explained that these three related applications were held in abeyance from a previous meeting to enable the applicant to meet with the

neighbors and discuss their proposal. He confirmed that meeting did occur. The developer proposes a 75-lot residential project.

PLANNING COMMISSION MEETING OF OCTOBER 9, 2003
Planning and Development Department
Item 9 – ZON-2643

MINUTES – Continued:

MR. LEOBOLD stated that the applicant has redesigned the original application to include open space buffering along the north and south perimeters of the property because of the adjacent residential homes. Staff's recommendation for denial on all applications is based on the alignment of the existing streets. Of the four streets, only one meets the current standards of the code. Three of the streets are 40-foot wide and have no provisions for being able to turn on those streets. Staff met with the applicant and recommended that Beaumont Street and Arnold Street be joined on the edge of the boundary with the same being true of Vandalia Street and Deauville Street. This would result in a net loss of four lots of the project and a portion of the open space. MR. LEOBOLD stated that changing staff's recommendation to approval would be contingent on the applicant's acceptance of the modifications.

ATTORNEY BOB GRONAUER, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. He concurred with staff's presentation and briefly described the project. He explained that the proposed development is a mirror project that currently exists in Peccole Ranch. Inasmuch as this is an infill piece, the developer plans to alter the configuration of the lots sideways so there would be one proposed lot to two existing lots. A meandering path is proposed on over two acres of open space. ATTORNEY GRONAUER alluded to staff's concerns regarding the street arrangement. Using the overhead, he stated that there has always been a concern with the turning radius, emergency vehicle ingress/egress and trash vehicle exit. He noted that on a previous application for a convalescent care facility, a condition was created that addressed access gates. ATTORNEY GRONAUER explained that rather than have the access gates straight across the property, the applicant proposed a modified cul-de-sac. Additionally, having met with the neighbors and at their request, the developer proposes to install a monument choker along Shadow Drive if this project is approved.

WILLIAM WEISS, 311 Parkway East, lives adjacent to the project site and stated that the developer has never presented site plans for the neighbors to review. MR. LEOBOLD clarified that meetings were held with the homeowners' association boards. ATTORNEY GRONAUER stated that in addition to those meetings, subsequent meetings were held with neighbors who did not belong to the association but who lived in the area and had expressed concerns.

WILLIAM STOJACK, 1820 West Mesquite Avenue, confirmed that a number of meetings were held with the developer and each of the flyers was distributed by hand. He stated that the neighborhood association is in favor of this project and welcomes this quality development. Speaking on his behalf, he stated that he would prefer to have a single-family residential development on the site than to have a vacant lot.

PLANNING COMMISSION MEETING OF OCTOBER 9, 2003
Planning and Development Department
Item 9 – ZON-2643

MINUTES – Continued:

JIM BANKS, 1024 Parkway North, appeared in opposition to the proposed development and stated that the height of the buildings will block the existing view of mountains.

DANIEL DEGAN, 1801 Granite Avenue, a member of the neighborhood association, appeared in opposition. He expressed his concerns to the attorney, the developer and the architect and questioned the layout of the open space and inquired as to the feasibility of converting a portion of that open space into recreational park area. MR. DEGAN credited the developer for his efforts in addressing the traffic issues.

TODD FARLOW, 240 North 19th Street, expressed his approval of this project. He stated the project is nice. With regard to the garage he asked if they would be positioned at the rear of the house or facing the street.

FRANK BARONI, 120 Shadow Lane, favored this development and expressed his appreciation to the developer for committing to work with the neighborhood, particularly as it concerns mitigating traffic problems.

With regard to the garage placement, ATTORNEY GRONAUER stated that it would be rear loaded. He noted that the design concept encourages and promotes neighborhood interaction. He explained that the building structures would be approximately 35 feet in height including the chimney. ATTORNEY GRONAUER explained that with the site situated within the medical district, the marketing strategy would be geared towards the young professional clientele.

GINA VENGLASS, Public Works Department, stated that the department's recommendations are based on compliance with the standards of the code. In the past, both City Council and the Planning Commission have approved similar designs in the infill pieces when a development proves attractive. BART ANDERSON, Public Works Department, noted that the existing street configuration would pose a challenge to vehicles such as the UPS Delivery, street sweepers and the larger type garbage trucks. Having visited the site, COMMISSIONER DAVENPORT affirmed that the Republic Services vehicles do indeed reverse their trucks down those streets then drive forward to exit.

COMMISSIONER GALATI expressed his approval of the project and commended the applicant for interacting with the neighbors. Although he respected the comments of the residents, he stated that he could see a tremendous advantage to connecting the streets with those of the existing community as it would promote a viable interaction among neighbors not to mention resolution of the access issues.

PLANNING COMMISSION MEETING OF OCTOBER 9, 2003
Planning and Development Department
Item 9 – ZON-2643

MINUTES – Continued:

MS. VENGLASS read into the record, an additional condition relating to the applicant's requirement to provide traffic claming and control improvements on Shadow Lane and Tonopah Drive. ATTORNEY GRONAUER concurred.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 9 [ZON-2643], Item 10 [SDR-2644], and Item 11 [WVR-2834] was held under Item 9 [ZON-2643].

NOTE: ATTORNEY GRONAUER thanked and wished COMMISSIONER GALATI the best of luck and expressed his pleasure at having worked with him over the past six years.

(7:43 – 8:19)

2-223

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review application (SDR-2644) and a Waiver of certain Title 18 standards (WVR-2834) approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Dedicate 30 feet of right-of-way adjacent to this site for Shadow Lane and 20 feet for Tonopah Lane along the southern portion of this site widening to 30 feet at the northern border of this site.
4. Dedicate appropriate right-of-way to terminate Beaumont Street, Arnold Street, Vandalia Street, and Deauville Street in a circular cul-de-sac or, if WVR-2834 is approved, in a manner acceptable to the City Engineer. Alternatively, dedicate appropriate public street right-of-way to continue these public streets through this site to intersect with Shadow Lane or Tonopah Drive. Construct appropriate public street improvements to implement the selected alternative to the satisfaction of the City Engineer.
5. Construct half-street improvements on Shadow Lane and Tonopah Drive adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

PLANNING COMMISSION MEETING OF OCTOBER 9, 2003
Planning and Development Department
Item 9 – ZON-2643

CONDITIONS – Continued:

6. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

7. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - SDR-2644 - SIGNATURE HOMES ON BEHALF OF 70 LIMITED PARTNERSHIP - Request for a Site Development Plan Review FOR A PROPOSED 75-LOT SINGLE FAMILY DEVELOPMENT on 10.08 acres located approximately 900 feet north of Alta Drive, Between Tonopah Drive and Shadow Lane (APN: 139-33-201-001), R-1(Single Family Residential) Zone [PROPOSED: R-PD7 (Residential Planned Development - 7 Units Per Acre)], Ward 5 (Weekly).

CC: 11/05/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

5

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

5

City Council Meeting

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – APPROVED subject to conditions and adding the following condition:

- *Coordinate with the City of Las Vegas Traffic Engineer to provide traffic calming and control improvements within Shadow Lane and Tonopah Drive. The developer of this site shall be responsible to construct such traffic calming and control improvements as are recommended by the City of Las Vegas Traffic Engineer concurrent with development of this site.*

– **UNANIMOUS** with McSWAIN abstaining as her firm is under contract with Signature Homes and NIGRO abstaining as he owns property located within the notice area.

To be heard by the City Council on 11/5/2003

NOTE: CHAIRMAN TRUESDELL disclosed that he sits on a Board with one of the principals of Signature Homes. Seeing as there has been no discussion pertaining to this application, he would be voting on this item.

PLANNING COMMISSION MEETING OF OCTOBER 9, 2003
Planning and Development Department
Item 10 – SDR-2644

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 9 [ZON-2643], Item 10 [SDR-2644], and Item 11 [WVR-2834] was held under Item 9 [ZON-2643].

(7:43 – 8:19)

2-223

CONDITIONS:

Planning and Development

1. A Rezoning [ZON-2643] to an R-PD7 (Residential Planned Development - 7 Units per Acre) Zoning District and a Waiver of certain Title 18 standards (WVR-2834) approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. The standards for this development shall include the following: minimum distance between buildings of ten feet and building height shall not exceed two stories or 35 feet, whichever is less.
5. The setbacks for this development shall be a minimum of 18 feet to the front of the house, 18 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 3 feet on the side, 10 feet on the corner side, and 10 feet in the rear.
6. The site plan shall be revised and approved by the Planning and Development Department, prior to the time application is made for a tentative map, to reflect wall design that meets condition #11 below.
7. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.

PLANNING COMMISSION MEETING OF OCTOBER 9, 2003
Planning and Development Department
Item 10 – SDR-2644

CONDITIONS - Continued:

8. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
9. Air conditioning units shall not be mounted on rooftops.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
11. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

14. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and overall layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
15. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
16. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.
17. Site development to comply with all applicable conditions of approval for ZON-2643 and all other site-related actions.

PLANNING COMMISSION MEETING OF OCTOBER 9, 2003
Planning and Development Department
Item 10 – SDR-2644

CONDITIONS – Continued:

18. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
19. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The Design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - WVR-2834 - SIGNATURE HOMES ON BEHALF OF 70 LIMITED PARTNERSHIP - Request for a Waiver of Title 18.12.130 FOR THE INSTALLATION OF CRASH GATES ON PRIVATE STREETS AT INAPPROPRIATE LOCATIONS on 10.08 acres located approximately 900 feet north of Alta Drive, Between Tonopah Drive and Shadow Lane (APN: 139-33-201-001), R-1 Zone [PROPOSED: R-PD7 (Residential Planned Development - 7 Units Per Acre)], Ward 5 (Weekly).

CC: 11/05/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

5

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

3

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – APPROVED subject to conditions – UNANIMOUS with McSWAIN abstaining as her firm is under contract with Signature Homes and NIGRO abstaining as he owns property located within the notice area.

To be heard by the City Council on 11/5/2003

NOTE: CHAIRMAN TRUESDELL disclosed that he sits on a Board with one of the principals of Signature Homes. Seeing as there has been no discussion pertaining to this application, he would be voting on this item.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

PLANNING COMMISSION MEETING OF OCTOBER 9, 2003
Planning and Development Department
Item 11 – WVR-2834

MINUTES – Continued:

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 9 [ZON-2643], Item 10 [SDR-2644], and Item 11 [WVR-2834] was held under Item 9 [ZON-2643].

(7:43 – 8:19)

2-223

CONDITIONS:

Planning and Development

1. The site plan shall include the use of “half-moon” cul-de-sac termini and the use of emergency access gates, designed to the satisfaction of the Fire Safety Department, on the subject site for Beaumont Street, Arnold Street, Vandalia Street, and Deauville Street as shown on revised site plans submitted by the applicant.
2. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-2643), and Site Development Plan Review [SDR-2644].
3. All City Code Requirements and all City Departments design standards shall be met.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - RENOTIFICATION - ZON-2849 - LAND DEVELOPMENT ON BEHALF OF MAPLE DEVELOPMENT, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: U (Undeveloped) [MLA (Medium-Low Attached Density Residential) General Plan Designation] TO: RPD12 (Residential Planned Development - 12 Units Per Acre) on 10.30 acres adjacent to the south side of Grand Teton Drive, approximately 660 feet east of Grand Canyon Drive (APN: 125-18-501-015), Ward 6 (Mack).

CC: 11/05/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – DENIED - UNANIMOUS

To be heard by the City Council on 11/5/2003

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development Department, briefly described the proposed development. He stated that these items were held in abeyance from a previous meeting due to the increase in the number of units from 123 to 129 units in 43-tri-plex structures and the requirement to send out re-notification notices. He noted that density is not an issue and does represent a reasonable transition between existing RPD. However, as an RPD, the issue concerns some aspects of the site plan proposal. Additionally, a variance is required along the south and west edges of the site that borders land currently being developed for single-family homes. With regard to the site plan, a 105-foot setback was required but the applicant proposed a 20-foot setback. With the revised site plan, the applicant proposed a 15-foot setback where a 90-foot setback is required.

PLANNING COMMISSION MEETING OF OCTOBER 9, 2003
Planning and Development Department
Item 12 – ZON-2849

MINUTES – Continued:

MR. LEOBOLD noted that there are several landscaping waivers for the north and east sides of the site. Staff determined that hardship is self-imposed because the applicant is overbuilding on the site. The landscape buffering is insufficient. Staff recommended denial on all three applications.

CRAIG BROOKSBY, 6260 West Spring Brook Court, with EDWARD HIGGIN, his associate, appeared on behalf of the applicant. He publicly apologized for innuendos made at the previous Planning Commission meeting. MR. BROOKSBY summarized the details of the project. He stated that everything conforms to the requirements of the Master Plan. He explained that the applicant desires to construct an attached structure that will blend in with the surrounding area. With regard to the Variance of the Residential Adjacency Standards, this relates to the south and the west borders of the site. The applicant proposes to incorporate larger backyard areas for the town homes in lieu of the required 6-foot buffer in an area to mitigate the Residential Adjacency Standard issue. MR. BROOKSBY stated that the applicant met with the City Engineer in an effort to design the streets and ensure the traffic flow in and out of the subdivision is controlled. The radius and the parking areas were also discussed. Because portions of the parcel are sloped, MR. BROOKSBY added that a variance was requested due to ADA requirements that may necessitate setting a building back.

TODD FARLOW, 240 North 19th Street, referring to the Centennial Hills Sector of the Trails, he stated that on the south side of the site, there is a 25-foot multi-use trail. Additionally, there is another 20-foot non-equestrian trail. He felt there was no connectivity between either of the trails. MR. LEOBOLD explained that at the vicinity of the site, the amenity zone required is five feet within the right-of-way with a 10-foot sidewalk trail section and five feet of landscaping. He added that 15-foot landscaping buffers are required if a site is across the street from land designated for single-family residential.

COMMISSIONER NIGRO questioned the waiver of the Residential Adjacency Standards stating there are various options available to address the setback requirement. Based on that, he stated he could not support this application.

CHAIRMAN TRUESDELL agreed and stated the waivers are self-imposed and the focus does not seem to be on quality development. He stated that losing a few units would result in a better project both for the developer and for the community.

COMMISSIONER McSWAIN agreed with the comments of her colleagues, stating developers appear to have their sights set on the number of units they can possibly fit onto a site. However more often than not, to achieve this, waivers are required. She stated she would not support this application.

PLANNING COMMISSION MEETING OF OCTOBER 9, 2003
Planning and Development Department
Item 12 – ZON-2849

MINUTES – Continued:

MR. BROOKSBY, having heard the previous comments, offered to redesign portions of the project to ensure it conforms. CHAIRMAN TRUESDELL stated that the Planning Commission meeting was not the appropriate place for redesigning any project. COMMISSIONER GALATI recommended the applicant familiarize himself with the intent of an R-PD particularly as it relates to uniqueness and creativity.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 12 [ZON-2849], Item 13 [VAR-2855], and Item 14 [SDR-2850] was held under Item 12 [ZON-2849].

(8:19 – 8:38)
2-1476

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - RENOTIFICATION - VAR-2855 - LAND DEVELOPMENT ON BEHALF OF MAPLE DEVELOPMENT, LIMITED LIABILITY COMPANY - Request for a Variance to ALLOW A 15-FOOT SETBACK FROM SINGLE-FAMILY RESIDENTIAL PROPERTIES WHERE THE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A 90-FOOT SETBACK for a proposed 129-Unit Condominium Development on 10.30 acres adjacent to the south side of Grand Teton Drive, approximately 660 feet east of Grand Canyon Drive (APN: 125-18-501-015), U (Undeveloped) Zone [MLA (Medium-Low Attached Density Residential) General Plan Designation)] [PROPOSED: R-PD12 (Residential Planned Development - 12 Units Per Acre)], Ward 6 (Mack).

CC: 11/05/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – DENIED - UNANIMOUS

To be heard by the City Council on 11/5/2003

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition.

There was no discussion.

PLANNING COMMISSION MEETING OF OCTOBER 9, 2003
Planning and Development Department
Item 13 – VAR-2855

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 12 [ZON-2849], Item 13 [VAR-2855], and Item 14 [SDR-2850] was held under Item 12 [ZON-2849].

(8:19 – 8:38)

2-1476

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - RENOTIFICATION - SDR-2850 - LAND DEVELOPMENT ON BEHALF OF MAPLE DEVELOPMENT, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review and a Waiver of the perimeter landscaping requirements FOR A PROPOSED 129-UNIT CONDOMINIUM DEVELOPMENT on 10.30 acres adjacent to the south side of Grand Teton Drive, approximately 660 feet east of Grand Canyon Drive (APN: 125-18-501-015), U (Undeveloped) Zone [MLA (Medium-Low Attached Density Residential) General Plan Designation)] [PROPOSED: R-PD12 (Residential Planned Development - 12 Units Per Acre)], Ward 6 (Mack).

CC: 11/05/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – DENIED - UNANIMOUS

To be heard by the City Council on 11/5/2003

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition.

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 12 [ZON-2849], Item 13 [VAR-2855], and Item 14 [SDR-2850] was held under Item 12 [ZON-2849].

(8:19 – 8:38)
2-1476

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - ZON-2918 - Treasure Land Development, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: U (Undeveloped) [R (Rural Density Residential) General Plan Designation] TO: R-D (Single Family Residential - Restricted) and to allow 3.2 dwelling units per acre within a rural preservation neighborhood buffer where 3.0 units per acre is permitted on 2.8 acres adjacent to the southeast corner of Washburn Road and Maverick Street (APN: 125-35-701-001, 002 and 003), Ward 6 (Mack).

CC: 11/05/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

40

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting: Petition of opposition with signatures representing 40 residences.

MOTION:

NIGRO – APPROVED subject to conditions and adding the following condition:

- *Lots developed along the east side of the proposed cul-de-sac shall be limited to a maximum of two, and the total number of lots in the project shall not exceed eight.*

– Motion carried with GOYNES and GALATI voting No

To be heard by the City Council on 11/5/2003

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that this application was held in abeyance to allow the applicant to meet with the neighborhood. He stated that the site is located

adjacent to the southeast corner of Washburn Road and Maverick Street. Both applications are in order and staff recommended approval.

PLANNING COMMISSION MEETING OF OCTOBER 9, 2003
Planning and Development Department
Item 15 – ZON-2918

MINUTES – Continued:

DAVID BROWN, Aztec Engineering, 3320 North Buffalo Drive, appeared on behalf of the applicant. He concurred with staff comments and reiterated that this project conforms to the General Plan. MR. BROWN added that potential buyers will be asked to sign a disclosure document that states that the location is in a rural area that will have the customary characteristics such as horses and farm animals. One of the concerns addressed at the neighborhood meeting was the neighbors' preference for half-acre lots.

The following speakers spoke in opposition to the proposed development: DEE DAVIS, 5078 North Maverick Street; RENEE BELASKI, 5025 Maverick Street; MIKE DAVIS, 5120 and 5180 North Maverick Street; CHARLES STILES, 5001 Maverick Street; JEANETTE LANIER, 5033 Maverick Street; TODD FARLOW, 240 North 19th Street; SEAN CASSIDY, 6113 West Washburn Street; MAE McINNIS, 5101 Maverick Street; and NED ANDERSON, No address given.

The unanimous consensus indicated opposition specifically because of the incompatibility with the lifestyle of the area. Several of the property owners pointed out that they have vested interest in their properties not only in home ownership but including livestock. Many agreed that they are not opposed to development; however, that development should be conducive to R-E. Property owners opposed the density as being too intense and objected to additional buffering. Many of the comments focused on the zoning and the fact that horses, goats, cattle, chicken, geese, etc. are appropriate and compatible with the surrounding lifestyle. A Petition of Opposition containing signatures reflecting 40 residences was submitted for the record. Several speakers objected to not being able to review elevations in spite of their efforts to work with the developer. One speaker alluded to a homeowner from an adjacent subdivision that complained of noise and odors. She emphasized the fact that this area is horse property and having potential home buyers sign a disclosure would not necessarily deter complaints once they are exposed to the odors, flies, and noise prevalent to the rural lifestyle.

MR. BROWN responded to the speakers' comments. He explained that the developer purchased the property knowing that it was zoned Undeveloped Rural and not Residential Estates. He replied to COMMISSIONER McSWAIN'S observation that there would be three lots backing up to one three-acre lot to the east. He explained that the developer would be acceptable to changing that configuration to two lots and brought that to the attention of the property owner, whose property this would abut.

COMMISSIONER NIGRO concurred with staff's recommendations and agreed that the development did meet every aspect of the standards of the code and also complies with State Law. However, he did have a problem with the citizens not having the opportunity to take a look at the plans.

PLANNING COMMISSION MEETING OF OCTOBER 9, 2003
Planning and Development Department
Item 15 – ZON-2918

MINUTES – Continued:

COMMISSIONER GOYNES stated that since this project could not be utilized as horse property, he felt that sooner or later, the residents will begin to complain and therefore, he felt the existing lifestyle should be considered.

DAVID CLAPSADDLE, Planning and Development Department, clarified that a modification would be included to the conditions of the Rezoning Request and will state that the easterly lots will be limited to a maximum of two lots.

There was no further discussion.

COMMISSIONER GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 15 [ZON-2918] and Item 16 [VAC-2920] was held under Item 15 [ZON-2918].

(8:38 – 9:13)

2-2273

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. Conformance to the site plan as submitted.

Public Works

3. The Petition of Vacation, VAC-2920, to vacate the southerly 10 feet of Washburn Road must record prior to the recordation of a Final Map adjacent to or overlying the area to be vacated.
4. Construct half-street improvements including appropriate overpaving on Washburn Road and Maverick Street adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

PLANNING COMMISSION MEETING OF OCTOBER 9, 2003
Planning and Development Department
Item 15 – ZON-2918

CONDITIONS - Continued:

5. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

6. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - VAC-2920 - TREASURE LAND DEVELOPMENT, LIMITED LIABILITY COMPANY - Request for a Petition to Vacate the south 10 feet of Washburn Road between Maverick Street and Bronco Lane, Ward 6 (Mack).

SET DATE: 10/15/03 C.C. 11/05/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED subject to conditions – Motion Carried with GOYNES voting No

To be heard by the City Council on 11/5/2003

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 15 [ZON-2918] and Item 16 [VAC-2920] was held under Item 15 [ZON-2918].

(8:38 – 9:13)

2-2273

PLANNING COMMISSION MEETING OF OCTOBER 9, 2003
Planning and Development Department
Item 16 – VAC-2920

CONDITIONS:

1. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by ZON-2918 may be used to satisfy this condition.
2. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
3. The Petition of Vacation, VAC-2920, to vacate the southerly 10 feet of Washburn Road must record prior to the recordation of a Final Map overlying or abutting the area to be vacated.
4. All development shall be in conformance with code requirements and design standards of all City departments.
5. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that modifications to public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
6. If the Order of Vacation is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - VAR-2930 - GREAT AMERICAN CAPITAL ON BEHALF OF GREAT AMERICAN PLAZA, LIMITED LIABILITY COMPANY, ET AL - Request for a Variance TO ALLOW 488 PARKING SPACES WHERE 540 IS THE MINIMUM NUMBER OF REQUIRED SPACES IN AN APPROVED COMMERCIAL CENTER on 8.51 acres adjacent to the northwest corner of Sahara Avenue and Tomsik Street (APN: 163-04-416-002 through 008), U (Undeveloped) Zone [SC (Service Commercial) and O (Office) General Plan Designations] under Resolution of Intent to C-1 (Limited Commercial) and O (Office) Zones, Ward 1 (Moncrief).

WITHDRAW WITHOUT PREJUDICE

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends WITHDRAW WITHOUT PREJUDICE

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – WITHDRAWN WITHOUT PREJUDICE – UNANIMOUS

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, stated that the applicant requested the parking variance be withdrawn without prejudice as it is no longer necessary.

HILLARY STOHL, 8687 West Sahara Avenue, appeared on behalf of the applicant. She explained that the applicant met with staff and it was determined that the parking variance was no longer required. She stated that the applicant fully intends to comply with Title 19.

No one appeared in opposition.

There was no further discussion.

PLANNING COMMISSION MEETING OF OCTOBER 9, 2003
Planning and Development Department
Item 17 – VAR-2930

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:16 – 6:17)

1-386

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - SUP-2859 - DESERT DODGE ON BEHALF OF DOUGLAS KAYS -

Request for a Special Use Permit FOR A PROPOSED AUTO DEALER INVENTORY STORAGE at 1717 South Decatur Boulevard (APN:162-06-301-002), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

ABEYANCE TO 10/23 PC MEETING

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends ABEYANCE TO THE OCTOBER 23, 2003 PLANNING COMMISSION MEETING

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – ABEYANCE TO 10/23/2003 Planning Commission meeting – UNANIMOUS

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, stated that the applicant submitted a letter requesting the application be held to the 10/23/2003 Planning Commission meeting.

DAVE WICK, 4701 West Sahara Avenue, appeared on behalf of the applicant and confirmed the request to hold this application.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:16 – 6:20)

1-425

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - RENOTIFICATION - SUP-2885 - CLASSIC & COLLECTIBLE CARS ON BEHALF OF LARRY L. NICHOLL FAMILY TRUST - Request for A Special Use Permit FOR MOTOR VEHICLE SALES (USED) AND TO ALLOW THE USE ON A 12,632 SQUARE FOOT SITE WHERE A 25,000 SQUARE FOOT SITE IS THE MINIMUM SIZE REQUIRED at 3063 Sheridan Street (APN: 162-08-302-014), M (Industrial) Zone, Ward 1 (Moncrief).

C.C.: 11/05/03 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 11/5/2003

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that conditions for used car sales are mandated by the Code. One of the conditions requires the lot to be 25,000 square feet. MR. CLAPSADDLE confirmed that none of the lots along Sheridan Street meet that requirement. Based on that observation and since this is a conditional use under the Code, it appears that the use is compatible with the surrounding area and staff's recommendation is for approval.

MIKE NICHOLL, the applicant, no address given, explained that his company is relocating to the subject site. He clarified that all of the vehicles would be kept inside.

PLANNING COMMISSION MEETING OF OCTOBER 9, 2003
Planning and Development Department
Item 19 – SUP-2885

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(9:13 – 9:16)

3-196

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.040 for a Motor Vehicle sales, Used use.
2. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. All City Code requirements and design standards of all City departments must be satisfied.
4. No temporary special events signs such as banners, pennants, inflatable objects (other than small balloons), streamers, flags, strobe lights or other similar attention gaining item or devices shall be displayed upon the subject property or a vehicle displayed for sale in the parking lot of the subject property.

Public Works

5. Sign and record a Covenant Running with Land agreement for the possible future installation of half-street improvements (including curb and gutter, sidewalks, streetlighting, permanent paving and possibly fire hydrants and sewers) on Sheridan Street adjacent to this site prior to the issuance of any permits.
6. No vehicles may be stored or displayed within the public right-of-way.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - VAC-2838 - CONCORDIA HOMES OF NEVADA, INC. - Petition to Vacation U.S. Government Patent Reservations generally located south of Deer Springs Way, west of El Capitan Way, Ward 6 (Mack).

SET DATE: 10/15/03 C.C. 11/05/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions and amending Condition 3 by deleting the last two paragraphs beginning with *“If applicable, a five foot wide...”*. – **UNANIMOUS**

To be heard by the City Council on 11/5/2003

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, stated that this was held in abeyance to enable to applicant to meet with Public Works to resolve an issue with one of the conditions. BART ANDERSON, Public Works Department, confirmed meeting with the applicant.

JEFFREY ARMSTRONG, 2727 South Rainbow Boulevard, concurred with staff recommendations and requested a portion of Condition 3 be removed since the issue will be resolved when the final plat is submitted. MR. ANDERSON concurred and referenced the deletion beginning with *“If applicable...”*.

PLANNING COMMISSION MEETING OF OCTOBER 9, 2003
Planning and Development Department
Item 20 – VAC-2838

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(9:16 – 9:18)

3-281

RECESS FROM 9:18 P.M. TO 9:35 P.M.

CONDITIONS:

1. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the vacation of these U.S. Government Patent Reservations. The drainage studies required by Z-0069-02 may be used to satisfy this condition provided that it addresses the area proposed to be vacated. The vacation request shall be modified to conform to the approved Drainage Plan and Technical Drainage Studies as required by the Department of Public Works.
2. Prior to the recordation of an Order of Relinquishment of Interest all public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense, or such modifications shall be guaranteed by provision of sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas.
3. The Order of Relinquishment of Interest shall not be recorded until all of the above conditions have been met. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
4. If the Order of Relinquishment of Interest is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

GPA-2867 - MAURY ABRAMS COMPANY ON BEHALF OF BUFFALO HIGHLANDS X, A CALIFORNIA GENERAL PARTNERSHIP - Request to amend a portion of the Southwest Sector Plan of the General Plan FROM: L (Low Density Residential) TO: MLA (Medium-Low Attached Density Residential) on 4.38 acres adjacent to the northwest corner of Cimarron Road and Windrush Avenue (APN: 163-04-101-011), Ward 1 (Moncrief).

CC: 11/05/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

6

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED – UNANIMOUS

To be heard by the City Council on 11/5/2003

NOTE: COMMISSIONER NIGRO disclosed that ATTORNEY FIORENTINO'S law firm has represented him on a previous zoning action in Henderson. Although they currently represent him, it is not related to zoning, so he would be voting on this item.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, remarked that in the MLA, the General Plan Amendment allows 8.1 up to 12 units per acre. He summarized the various designations on the properties adjacent to the proposed site. Staff believes the MLA interspersed with the two properties to the north and to the south is an appropriate transition. The current application proposes 50 units and is an extension of the adjacent property to the north that is the same owner, and has the

same elevations and the same designs. All access is to Cimarron Road. The landscaping is adequate. Staff recommended approval.

PLANNING COMMISSION MEETING OF OCTOBER 9, 2003
Planning and Development Department
Item 21 – GPA-2867

MINUTES – Continued:

ATTORNEY MARK FIORENTINO, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. He briefly described the property pointing out its proximity to an existing project to the north. With regard to the driveway, he emphasized the developer's ability to minimize traffic and parking concerns by simply accessing his existing project. He agreed with staff recommendations and concurred with all conditions.

AL BERG, 1317 Feather Crest Court, appeared in opposition to this project. He understood that any development would be low density.

LIZA MILLER, 8301 Windrush Avenue, objected to this development, stating that it was originally planned for Residential Estates.

JERRY LORECK, 8225 Windrush Avenue, also objected to this project. He felt that 48 units should be the maximum units allowed. He considered this development to be an encroachment of apartments to the existing residential homes and concluded that it is not compatible with the surrounding community.

JANE and JOE NEEDLEMAN, 1308 Feather Glenn Court, protested any change in zoning. They, along with their neighbors, object to any further encroachments of apartments into their community. He stated that the residents prefer single-family residential and if this is not feasible for the developer, another location should be considered.

MIKE POTAKIS, 8205 Windrush Avenue, appeared in opposition. He agreed with the previous statements. He commented that generally speaking, apartment dwellers are not good neighbors. He also alluded to traffic concerns and encroachment of commercial vehicles into the neighborhood.

GENE TRAVIS, 8201 Windrush Avenue, objected to the proposal of apartments for this location, indicating that he was concerned with fire safety issues and emergency vehicle accessibility.

ATTORNEY FIORENTINO related that the applicant is very sensitive to the neighbors concerns. He felt traffic volume and access has been adequately addressed.

COMMISSIONER McSWAIN voiced her disappointment at the neighbors' refusal to accept this project. She stated that concerns expressed at a previous meeting appear to be resolved and did not understand why the neighbors did not recognize the benefits of this particular project.

PLANNING COMMISSION MEETING OF OCTOBER 9, 2003
Planning and Development Department
Item 21 – GPA-2867

MINUTES – Continued:

ATTORNEY FIORENTINO added that the developer will install no parking signs on Windrush subject to approval.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 21 [GPA-2867], Item 22 [ZON-2868], and Item 23 [SDR-2869] was held under Item 21 [GPA-2867].

NOTE: ATTORNEY FIORENTINO expressed his appreciation to COMMISSIONER GALATI for his years of service on the Planning Commission. He added that it was a pleasure working with him and felt that his presence would be sorely missed.

(9:37 – 9:58)

3-410

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ZON-2868 - MAURY ABRAMS COMPANY ON BEHALF OF BUFFALO HIGHLANDS X, A CALIFORNIA GENERAL PARTNERSHIP - Request for a Rezoning FROM: U (Undeveloped) [L (Low Density Residential) General Plan Designation] TO: RPD11 (Residential Planned Development - 11 Units per Acre) on 4.38 acres adjacent to the northwest corner of Cimarron Road and Windrush Avenue (APN: 163-04-101-011), Ward 1 (Moncrief).

CC: 11/05/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

6

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 11/5/2003

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

PLANNING COMMISSION MEETING OF OCTOBER 9, 2003
Planning and Development Department
Item 22 – ZON-2868

MINUTES – Continued:

NOTE: All discussion for Item 21 [GPA-2867], Item 22 [ZON-2868], and Item 23 [SDR-2869] was held under Item 21 [GPA-2867].

(9:37 – 9:58)

3-410

CONDITIONS:

Planning and Development

1. A General Plan Amendment (GPA-2867) to an MLA (Medium-Low Attached Density Residential) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit.
3. A Site Development Plan Review application approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Dedicate appropriate right-of-way for a total street width of 51 feet on Windrush Avenue and Tomsik Avenue adjacent to this site, also dedicate a 15 foot radius corner at the northeast corner of Tomsik Street and Windrush Avenue and a 20 foot radius at the northwest corner of Cimarron Road and Windrush Avenue prior to the issuance of any permits.
5. Construct all incomplete and half-street improvements on Cimarron Road, Windrush Street and Tomsik Street adjacent to this site concurrent with development of this site. Remove temporary improvements, if any, and replace with permanent improvements. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

PLANNING COMMISSION MEETING OF OCTOBER 9, 2003
Planning and Development Department
Item 22 – ZON-2868

CONDITIONS – Continued:

6. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

7. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-2869 - MAURY ABRAMS COMPANY ON BEHALF OF BUFFALO HIGHLANDS X, A CALIFORNIA GENERAL PARTNERSHIP - Request for a Site Development Plan Review FOR A 50-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT and a Reduction in the amount of required perimeter landscaping on 4.38 acres adjacent to the northwest corner of Cimarron Road and Windrush Avenue (APN: 163-04-101-011), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] [PROPOSED: R-PD11 (Residential Planned Development - 11 Units per Acre)], Ward 1 (Moncrief).

CC: 11/05/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

6

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions and adding the following condition:

- *If on street parking is not already prohibited adjacent to this site, submit a written request to the Traffic Engineer to eliminate on-street parking on Jones Boulevard adjacent to this site.*

– UNANIMOUS

To be heard by the City Council on 11/5/2003

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

PLANNING COMMISSION MEETING OF OCTOBER 9, 2003
Planning and Development Department
Item 23 – SDR-2869

MINUTES – Continued:

There was no further discussion.

CHAIRMAN TRUESEDELL declared the Public Hearing closed.

NOTE: All discussion for Item 21 [GPA-2867], Item 22 [ZON-2868], and Item 23 [SDR-2869] was held under Item 21 [GPA-2867].

(9:37 – 9:58)

3-410

CONDITIONS:

Planning and Development

1. A General Plan Amendment (GPA-2867) from L (Low Density Residential) to MLA (Medium-Low Attached Density Residential) and a Rezoning [ZON-2868] to an R-PD11 (Residential Planned Development - 11 Units per Acre) Zoning District approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.
5. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Air conditioning units shall not be mounted on rooftops.
7. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.

PLANNING COMMISSION MEETING OF OCTOBER 9, 2003
Planning and Development Department
Item 23 – SDR-2869

CONDITIONS - Continued:

8. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
9. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
10. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

11. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access and on site circulation prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Gated access driveways, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222A.
12. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
13. Site development to comply with all applicable conditions of approval for ZON-2868 and all other subsequent site-related actions.
14. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
15. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The Design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

GPA-2953 - NEVADA H.A.N.D. ON BEHALF OF THE SCHNIPPEL FAMILY LIMITED PARTNERSHIP - Request to amend a portion of the Southeast Sector Plan of the General Plan FROM: SC (Service Commercial) TO: H (High Density Residential) on 1.29 acres adjacent to the north side of Bonanza Road, approximately 1000 feet east of Sandhill Road (APN: 140-30-802-007), Ward 3 (Reese).

CC: 11/05/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS – APPROVED– UNANIMOUS

To be heard by the City Council on 11/5/2003

NOTE: COMMISSIONER McSWAIN disclosed that several years ago her firm was contracted to do work for Nevada H.A.N.D. Since no contract currently exists, she felt comfortable voting on these applications.

MINUTES:

CHAIRMAN TRUESELLE declared the Public Hearing open.

GARY LEOBOLD, Planning and Development Department, stated that the applicant has requested a change to the General Plan land use designation from SC (Service Commercial) to H (High Density Residential). The proposed 62-unit senior apartment development will include multi-family dwellings, a union hall, a convalescent care facility and compact lot single-family dwellings. Several meetings were held and no objections were noted. The rezoning request is appropriate and in compliance with the General Plan amendment requested and is compatible with the zoning in the area.

PLANNING COMMISSION MEETING OF OCTOBER 9, 2003
Planning and Development Department
Item 24 – GPA-2953

MINUTES – Continued:

With regard to the parking requirement of 75 spaces, staff expressed concern with the applicant's proposal to provide 16 spaces. MR. LEOBOLD noted that the applicant is developing a similar project to the north that was approved for 80 spaces. MR. LEOBOLD remarked that a text amendment for senior parking is scheduled for adoption at the 11/19/2003 City Council meeting. MR. LEOBOLD confirmed that approval of the text amendment would establish a ratio of .75 spaces per unit eliminating any requirement for guest parking. He added that the applicant presented a revised site plan that would be in compliance with the text amendment if approved. Another issue relates to shared parking and is being addressed by condition.

RICHARD TURNER, L.R. Nelson Consulting Engineers, 3035 East Patrick Lane, and BOB FIVALMAN appeared on behalf of the applicant. Using the overhead, he presented a modified site plan and specified that total parking spaces to be a 120.

TODD FARLOW, 240 North 19th Street, commended the applicant and thanked them for their contribution to the community.

MR. LEOBOLD interjected and stated that there is also a requirement to show where the landscaping will be located in the perimeter buffer areas. He added that there is also an added cul-de-sac and will be utilized for emergency situations. MR. LEOBOLD finalized that the applicant having submitted a revised site plan, meets the parking requirement and clarified that there are no requirements for open space.

COMMISSIONERS GALATI commented on the parking and noted that future senior complex developments should take into account the trend that is currently developing where seniors are taking on more active lifestyles. COMMISSIONER McSWAIN agreed and asked whether walkable services would be easily accessible to seniors. MR. TURNER replied that shuttle service is provided for its residents.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 24 [GPA-2953], Item 25 [ZON-2954], Item 26 [VAR-2956], and Item 27 [SDR-2955] was held under Item 24 [GPA-2953].

(9:58 – 10:13)

3-1096

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ZON-2954 - NEVADA H.A.N.D. ON BEHALF OF THE SCHNIPPEL FAMILY LIMITED PARTNERSHIP - Request for a Rezoning FROM: R-E (Residence Estates) under Resolution of Intent to C-1 (Limited Commercial) Zone TO: R-5 (Apartment) Zone on 1.29 acres adjacent to the north side of Bonanza Road, approximately 1000 feet east of Sandhill Road (APN: 140-30-802-007), Ward 3 (Reese).

CC: 11/05/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 11/5/2003

NOTE: COMMISSIONER McSWAIN disclosed that several years ago her firm was contracted to do work for Nevada H.A.N.D. Since no contract currently exists, she felt comfortable voting on these applications.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition.

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

PLANNING COMMISSION MEETING OF OCTOBER 9, 2003
Planning and Development Department
Item 25 – ZON-2654

MINUTES – Continued:

NOTE: All discussion for Item 24 [GPA-2953], Item 25 [ZON-2954], Item 26 [VAR-2956], and Item 27 [SDR-2955] was held under Item 24 [GPA-2953].

(9:58 – 10:13)

3-1096

CONDITIONS:

Planning and Development

1. A General Plan Amendment (GPA-2953) to a H (High Density Residential) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit.
3. A Site Development Plan Review application (SDR-2955) approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Construct all incomplete half-street improvements on Bonanza Road adjacent to this site concurrent with development of this site.
5. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
6. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if

PLANNING COMMISSION MEETING OF OCTOBER 9, 2003
Planning and Development Department
Item 25 – ZON-2654

CONDITIONS - Continued:

recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site. Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

7. Meet with the Flood Control Section of the Department of Public Works for assistance in establishing finished floor elevations and drainage pathways required for this site, prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. We note there is an existing 20-foot wide public drainage easement located along the eastern property line of this site that is not shown on this plan.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAR-2956 - NEVADA H.A.N.D. ON BEHALF OF THE SCHNIPPEL FAMILY LIMITED PARTNERSHIP - Request for a Variance to ALLOW 16 PARKING SPACES WHERE 75 SPACES ARE REQUIRED for a proposed 62-Unit Senior Apartment Development on property adjacent to the north side of Bonanza Road, approximately 1000 feet east of Sandhill Road (APN: 140-30-802-007), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone [PROPOSED: R-5 (Apartment) Zone], Ward 3 (Reese).

CC: 11/05/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS – APPROVED subject to conditions and adding the following conditions:

- *The extent of this Variance is based on the revised site plan submitted by the applicant at the October 9, 2003 Planning Commission meeting, showing a total of 120 parking spaces on this site and the adjacent site to the north.*
- *The applicant shall submit copies of the revised site plan to the Planning and Development Department prior to the review of this action by the City Council, with amendments as noted below.*
- *The revised site plan shall be amended to show an emergency access gate on the proposed access point from the site to the Lincoln Road cul-de-sac. Exit-only and emergency access provision on the access point from the adjacent site to Tully Avenue shall be retained as previously approved.*
- *The applicant shall enter into a shared-parking agreement with the owners of the adjacent site to the north prior to submittal for building permits.*
- *The approval of this Variance request is contingent upon final approval by the City Council of Text Amendment TXT-2299.*

– UNANIMOUS

PLANNING COMMISSION MEETING OF OCTOBER 9, 2003
Planning and Development Department
Item 26 – VAR-2956

MOTION – Continued:

To be heard by the City Council on 11/5/2003

NOTE: COMMISSIONER McSWAIN disclosed that several years ago her firm was contracted to do work for Nevada H.A.N.D. Since no contract currently exists, she felt comfortable voting on these applications.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition.

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 24 [GPA-2953], Item 25 [ZON-2954], Item 26 [VAR-2956], and Item 27 [SDR-2955] was held under Item 24 [GPA-2953].

(9:58 – 10:13)

3-1096

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-2953), Rezoning (ZON-2954), and Site Development Plan Review (SDR-2955).
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-2955 - NEVADA H.A.N.D. ON BEHALF OF THE SCHNIPPEL FAMILY LIMITED PARTNERSHIP - Request for a Site Development Plan Review FOR A 62-UNIT SENIOR APARTMENT DEVELOPMENT on 1.29 acres adjacent to the north side of Bonanza Road, approximately 1000 feet east of Sandhill Road (APN: 140-30-802-007), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone [PROPOSED: R-5 (Apartment) Zone], Ward 3 (Reese).

CC: 11/05/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 11/5/2003

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition.

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 24 [GPA-2953], Item 25 [ZON-2954], Item 26 [VAR-2956], and Item 27 [SDR-2955] was held under Item 24 [GPA-2953].

(9:58 – 10:13)

3-1096

PLANNING COMMISSION MEETING OF OCTOBER 9, 2003
Planning and Development Department
Item 27 – SDR-2955

CONDITIONS:

Planning and Development

1. A General Plan Amendment (GPA-2953) to the H (High Density Residential) land use designation approved by the City Council.
2. A Rezoning (ZON-2954) to the R-5 (Apartment) Zoning District approved by the City Council.
3. A Variance (VAR-2956) approved by the City Council to allow 16 parking spaces on this site where 75 is the minimum number of spaces required.
4. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
5. All development shall be in conformance with the site plan, landscape plan, and building elevations, except as amended by conditions herein.
6. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect a roofed trash enclosure in accordance to Title 19 Commercial Development Standards.
7. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters along the west, east, and southern property lines. In addition, the use of non-landscaped buffer areas on this property except the one adjacent to Bonanza Road shall be justified to the Planning and Development Department or landscaped in accordance with Title 19 and the Landscape, Wall, and Buffer Standards.
8. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets and from residential development.
10. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

PLANNING COMMISSION MEETING OF OCTOBER 9, 2003
Planning and Development Department
Item 27 – SDR-2955

CONDITIONS - Continued:

11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
12. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
13. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
14. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The Design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
15. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

16. The site plan as proposed must provide a recorded Joint Access Agreement between this site and the adjoining parcel to the west prior to the issuance of any permits or occupancy, whichever may occur first. Also, construct the full width of the proposed driveway providing access to this site and appropriate on-site paving to provide for two way traffic in to and out of this site.
17. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
18. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-2954 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

GPA-2966 - HECTOR S. AND MARITZA CAMACHO - Request to amend a portion of the Southeast Sector Plan of the General Plan FROM: SC (Service Commercial) TO: GC (General Commercial) on 3.41 acres adjacent to the southeast corner of Bonanza Road and Page Street (APN: 140-32-114-045), Ward 3 (Reese).

ABEYANCE TO NOVEMBER 6, 2003 PLANNING COMMISSION MEETING

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends ABEYANCE to the November 6, 2003 Planning Commission Meeting

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – ABEYANCE to the 11/20/2003 – UNANIMOUS

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that the applicant submitted a letter requesting both the General Plan Amendment and the Request for Rezoning be held in abeyance to the 11/20/2003 Planning Commission meeting. The applicant has subsequently filed requests for a Site Development Plan Review and a Special Use Permit and this would enable him to hold the required neighborhood meeting and also to have all of the applications heard concurrently.

HECTOR CAMACHO, the applicant, 3361 Shadow Bluff, requested the items be held earlier inasmuch as he also needs to be present at the County Planning Commission meeting. MR. CLAPSADDLE clarified that the additional applications will need to be advertised; therefore, 11/20/03 would be preferable.

PLANNING COMMISSION MEETING OF OCTOBER 9, 2003
Planning and Development Department
Item 28 – GPA-2966

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 28 [GPA-2966] and Item 29 [ZON-2967] was held under Item 28 [GPA-2966].

(6:20 – 6:22)

1-454

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

ZON-2967 - HECTOR S. AND MARITZA CAMACHO - Request for a Rezoning FROM: R-E (Residence Estates) under Resolution of Intent to O (Office) and C-1 (Limited Commercial) Zone TO: C-2 (General Commercial) Zone on 3.41 acres adjacent to the southeast corner of Bonanza Road and Page Street (APN: 140-32-114-045), Ward 3 (Reese).

ABEYANCE TO THE NOVEMBER 6, 2003 PLANNING COMMISSION MEETING

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends ABEYANCE to the November 6, 2003 Planning Commission Meeting

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – ABEYANCE to the 11/20/2003 – UNANIMOUS

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition.

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 28 [GPA-2966] and Item 29 [ZON-2967] was held under Item 28 [GPA-2966].

(6:20 – 6:22)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

GPA-3005 - B.S.R. ON BEHALF OF FLETCHER JONES SR. TRUST - Request to Amend a portion of the Southwest Sector Plan of the General Plan FROM: LI/R (Light Industry/Research) TO: SC (Service Commercial) on 21.04 acres adjacent to the northwest corner of Desert Inn Road and Rancho Drive (APN: 162-08-401-004 and 162-08-801-001), Ward 1 (Moncrief).

CC: 11/05/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED– UNANIMOUS

To be heard by the City Council on 11/5/2003

NOTE: COMMISSIONER NIGRO disclosed that Mr. Wyncoup's architectural firm has been contracted to do work for his firm. Since he is not the applicant, he felt comfortable voting on this item.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, stated that the Service Commercial is appropriate because of the existing commercial uses. He explained that the residential units would be separated vertically from the commercial units. The site plan depicts five tower buildings with 1,445 units on the eastern portion of the site. Four of the towers will be 20-stories in height with the fifth building having 12 stories. On the location map, there are three commercial buildings on the southwest corner of the site and they will remain.

PLANNING COMMISSION MEETING OF OCTOBER 9, 2003
Planning and Development Department
Item 30 – GPA-3005

MINUTES – Continued:

MR. CLAPSADDLE explained that the Fletcher Jones dealership will be demolished and replaced with new buildings. In reference to the use permit, mixed-use projects are only allowed in the downtown area of the General Plan. Therefore, staff has conditioned the use permit to require approval of a text amendment to allow this type of development outside of the downtown area. With regard to the commercial and residential parking, the standards of the code are being met but the site plan does not indicate any handicap parking. With regard to the landscaping, those requirements are being met with one exception. The application will need to show one tree for 30-linear feet of property. Finalizing, MR. CLAPSADDLE confirmed that full color elevations have been provided. Staff recommended approval on all applications.

ASHLEY HALL, 550 East Charleston, appeared on behalf of the applicant. Also present was THOR WYNCOUP who was present to review the site plans. MR. HALL spoke of the immensity of the proposed project, located on 15.97 acres and fronts I-15 along Ranch Drive. He stated that the proposed condominiums will have quality features and will be reasonably priced. The project will include commercial services and retail uses at the street level and will include enhanced amenities for the tenants. A world-class property management group has been enlisted to undertake the management aspects of the project. MR. HALL related that the applicant has not received any opposition letters nor knows of any protests. He concurred with staff recommendations and concurred with all conditions.

THOR WYNCOUP, Architect, 2800 West Sahara, briefly spoke on the concept of the proposed project. His firm initially took an industrial feel and up-scaled the area by adding a variety of landscaping aspects that would be visually appealing and inviting throughout the plaza retail areas. He remarked that the towers were oriented to take advantage of the view of the Strip and the mountains. He listed the various amenities available to the tenants and their guests.

TODD FARLOW, 240 North 19th Street, expressed his approval and stated that the project was very nice.

COMMISSIONER GALATI approved with the urban lifestyle concept. He commended the developer for a well-thought out site plan and was pleased with the elevations presented. He suggested utilizing non-reflective tinting to deflect sunrays. MR. HALL committed to working with staff.

COMMISSIONER McSWAIN agreed with the previous comments and hoped that this project would set a standard of inspiration for like developments in the downtown area.

COMMISSIONER NIGRO questioned whether staff does a comparison analysis of the site plans and the elevations with the Site Plan Review.

PLANNING COMMISSION MEETING OF OCTOBER 9, 2003
Planning and Development Department
Item 30 – GPA-3005

MINUTES – Continued:

MR. CLAPSADDLE stated staff does a very thorough review. He added that minor changes are made reflected, but major deviations would require another Site Plan Review.

COMMISSIONER EVANS concurred with the comments of his colleagues. He did express his disappointment at not having colored illustrations to view. He approved of the entire concept.

CHAIRMAN TRUESDELL expressed that the height of these buildings will have a significant affect on the skyline. He felt it necessary to see detailed elevations to feel comfortable with recommending this to go forward to the City Council. MR. WYNCOUP replied that a composite drawing was completed. COMMISSIONER GALATI noted that the Commission in the past has acted on like projects. ROBERT GENZER, Director of Planning and Development Department, confirmed that a condition could be added to require a detailed Site Plan Review to come back to the Planning Commission. DEPUTY CITY ATTORNEY BRYAN SCOTT questioned how the process would be accomplished if the applications are approved. COMMISSIONER GALATI stated that in the past, it has been called a conceptual Site Plan Review with a condition added.

Relative to Item 31 [ZON-3007], staff recommended deletion of a portion of Condition 6 and read the modification into the record.

At the making of the motion, there was continued discussion regarding the best avenue to take on Item 33 [SDR-3101] inasmuch as the Commission was not comfortable with recommending approval without seeing explicit details and elevations on the site plan. MR. WYNCOUP explained that it would take approximately 30 days to complete a detailed site plan. DEPUTY CITY ATTORNEY SCOTT reiterated that the final decision rests with the City Council.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 30 [GPA-3005], Item 31 [ZON-3007], Item 32 [SUP-3100] and Item 33 [SDR-3101] was held under Item 30 [GPA-3005].

(10:13 – 10:58)

3-1680

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

ZON-3007 - B.S.R. ON BEHALF OF FLETCHER JONES SR. TRUST - Request for a Rezoning FROM: M (Industrial) TO: C-1 (Limited Commercial) Zone on 15.97 acres adjacent to the northwest corner of Desert Inn Road and Rancho Drive (APN: 162-08-401-004 and 162-08-801-001), Ward 1 (Moncrief).

CC: 11/05/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions and amending Condition 6 by deleting the last sentence so that the condition reads:

6. Meet with the Traffic Engineering representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

– UNANIMOUS

To be heard by the City Council on 11/5/2003

NOTE: COMMISSIONER NIGRO disclosed that Mr. Wyncoup's architectural firm has been contracted to do work for his firm. Since he is not the applicant, he felt comfortable voting on this item.

PLANNING COMMISSION MEETING OF OCTOBER 9, 2003
Planning and Development Department
Item 31 – ZON-3007

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition.

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 30 [GPA-3005], Item 31 [ZON-3007], Item 32 [SUP-3100] and Item 33 [SDR-3101] was held under Item 30 [GPA-3005].

(10:13 – 10:58)

3-1680

CONDITIONS:

Planning and Development

1. A General Plan Amendment (GPA-3005) to an LI/R (Light Industry/Research) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit.
3. A Site Development Plan Review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
5. Construct all incomplete half-street improvements on Sirius Avenue adjacent to this site concurrent with development of this site.
6. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A. Also, any new driveways or proposed driveways accessing Rancho Drive shall receive approval from the Nevada Department of Transportation.

PLANNING COMMISSION MEETING OF OCTOBER 9, 2003
Planning and Development Department
Item 31 – ZON-3007

CONDITIONS – Continued:

7. Contact the Clark County Reclamation District to coordinate the sewer service at this site through their office.
8. Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
9. Drainage Plan and Conceptual Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-3100 - B.S.R. ON BEHALF OF FLETCHER JONES SR. TRUST - Request for a Special Use Permit for MULTIFAMILY RESIDENTIAL UNITS on 15.97 acres adjacent to the northwest corner of Desert Inn Road and Rancho Drive (APN: 162-08-401-004 and 162-08-801-001), Ward 1 (Moncrief).

C.C.: 11/05/03 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 11/5/2003

NOTE: COMMISSIONER NIGRO disclosed that Mr. Wyncoup's architectural firm has been contracted to do work for his firm. Since he is not the applicant, he felt comfortable voting on this item.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition.

There was no discussion.

PLANNING COMMISSION MEETING OF OCTOBER 9, 2003
Planning and Development Department
Item 32 – SUP-3100

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 30 [GPA-3005], Item 31 [ZON-3007], Item 32 [SUP-3100] and Item 33 [SDR-3101] was held under Item 30 [GPA-3005].

(10:13 – 10:58)

3-1680

CONDITIONS:

Planning and Development

1. General Plan Amendment (GPA-3005) to an SC (Service Commercial) land use designation, a Rezoning (ZON-3007) to C-1 (Limited Commercial) zoning district, and a Site Development Review (SDR-3101) approved by City Council.
2. Approval of a text amendment allowing residential uses in commercial districts outside of the Downtown Las Vegas Redevelopment Area.
3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

Public Works

4. All site-related conditions of approval of Zoning Reclassification ZON-3007 and Site Development Plan Review SDR-3101 shall apply.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-3101 - B.S.R. ON BEHALF OF FLETCHER JONES SR. TRUST - Request for a Site Development Plan Review for a MIXED-USE RESIDENTIAL AND COMMERCIAL DEVELOPMENT on 15.97 acres adjacent to the northwest corner of Desert Inn Road and Rancho Drive (APN: 162-08-401-004 and 162-08-801-001), Ward 1 (Moncrief).

CC: 11/05/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – ABEYANCE to the 11/6/2003 Planning Commission meeting – UNANIMOUS

NOTE: COMMISSIONER NIGRO disclosed that Mr. Wyncoup's architectural firm has been contracted to do work for his firm. Since he is not the applicant, he felt comfortable voting on this item.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition.

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 30 [GPA-3005], Item 31 [ZON-3007], Item 32 [SUP-3100] and Item 33 [SDR-3101] was held under Item 30 [GPA-3005].

(10:13 – 10:58)

3-1680

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

GPA-2993 - MOLASKY COMPANIES ON BEHALF OF SCHNEIDER FAMILY TRUST, ET AL - Request to amend a portion of the Southwest Sector Plan of the General Plan FROM: DR (Desert Rural) TO: SC (Service Commercial) on 4.26 acres adjacent to the northeast and southeast corners of Buffalo Drive and Del Rey Avenue (APN: 163-03-101-002 and 003), Ward 1 (Moncrief).

ABEYANCE TO THE NOVEMBER 20, 2003 PLANNING COMMISSION MEETING

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

8

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends ABEYANCE to the November 20, 2003 Planning Commission Meeting

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – ABEYANCE to 11/20/2003 Planning Commission meeting – UNANIMOUS with McSWAIN abstaining as her firm is under contract with Molasky Companies

NOTE: COMMISSIONER NIGRO disclosed that ATTORNEY LAZOVICH'S law firm has represented him on a previous zoning action in Henderson. Although they currently represent him, it is not related to zoning, so he would be voting on this item.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that the applicant requested this application be held in abeyance to the 11/20/2003 Planning Commission meeting. A copy of the letter is on file.

ATTORNEY JENNIFER LAZOVICH, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and confirmed the request for abeyance.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF OCTOBER 9, 2003
Planning and Development Department
Item 34 – GPA-2993

MINUTES – Continued:

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: ATTORNEY LAZOVICH expressed her pleasure at working with COMMISSIONER GALATI and wished him well.

(6:22 – 6:24)

1-518

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

GPA-3000 - CITY OF LAS VEGAS - Request to amend the Las Vegas Downtown Centennial Plan to include urban trail objectives and locations (multiple APNs), Wards 1 (Moncrief), 3 (Reese), and 5 (Weekly).

CC: 11/05/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN - APPROVED – UNANIMOUS

To be heard by the City Council on 11/5/2003

NOTE: CHAIRMAN TRUESDELL disclosed that he owns property in the Downtown Centennial Plan area but he was comfortable this would not affect his ability to vote on this item.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

MARGO WHEELER, Deputy Director, Planning and Development Department, stated that the original trails plan is part of the City's Master Plan and in order to make an amendment necessitates a General Plan Amendment. The modification involves the addition of three major downtown trails systems, two of which are Master Plan trails and will link to the existing trails. She stated these are important cultural links and will include hardscape, some landscaping and signage improvements.

PLANNING COMMISSION MEETING OF OCTOBER 9, 2003
Planning and Development Department
Item 35 – GPA-3000

MINUTES – Continued:

She identified the three proposed trail routes (1) connecting the Arts District to the Fremont Street Experience and City Hall (2) connecting the monorail stations to Las Vegas Boulevard, connecting the Entertainment District with the Las Vegas Academy Performing Arts Theater and (3) linking the Downtown with the Cultural Corridor to the north. She stated that by bringing the trails system into the General Plan allows the City to obtain funding at the State and Federal level.

TODD FARLOW, 240 North 19th Street, voiced his approval and offered suggestions for additional consideration. MS. WHEELER stated that at this time the emphasis is on linking the regional systems to the Federal Scenic Byways and the regional projects that are part of the Cultural Corridor areas. She stated that once this has been accomplished they could consider additional expansion.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(10:58 – 11:01)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

GPA-3130 - CITY OF LAS VEGAS - Request to amend the Las Vegas Downtown Centennial Plan to include a revised definition of the boundaries of the Arts District, to revise the design standards for the Arts District, to include a revised definition of the boundaries of the Office District, and to correct minor elements of the Downtown Centennial Plan (multiple APNs), Wards 1 (Moncrief), 3 (Reese) and 5 (Weekly).

CC: 11/05/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS – APPROVED the Text Amendment to include the revised definition relating to wedding chapels and **ABEYANCE** of the associated map to the 11/20/2003 Planning Commission meeting - **UNANIMOUS**

To be heard by the City Council on 11/5/2003

NOTE: CHAIRMAN TRUESDELL disclosed that he owns property in the Downtown Centennial Plan area but he was comfortable this would not affect his ability to vote on this item.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

MARGO WHEELER, Deputy Director, Planning and Development Department, asked that the map be held in abeyance to the 11/20/2003 Planning Commission meeting pending receipt of further input from the Arts District neighborhood. She also stated that the required community meetings would take place once the recommendations are received.

PLANNING COMMISSION MEETING OF OCTOBER 9, 2003
Planning and Development Department
Item 36 – GPA-3130

MINUTES – Continued:

With regard to the text amendment, she recommended this portion move forward. She referenced a handout that clarifies language related to the requirements for private development with regard to underground utilities in the public alleys.

CHAIRMAN TRUESDELL asked for clarification as to whether wedding chapel drive-thru's can be eliminated in the Arts District. MS. WHEELER stated that if that is the Commission's recommendation, it would be brought forward.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(11:01 – 11:09)

4-209

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ZON-2970 - CONCORDIA HOMES OF NEVADA - Request for a Rezoning FROM: U (Undeveloped) [TC (Town Center) General Plan Designation] TO: T-C (Town Center) Zone on 5.06 acres approximately 660 feet south of Deer Springs Way and 330 feet east of Campbell Road (APN: 125-20-301-015), Ward 6 (Mack).

CC: 11/05/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED subject to conditions – UNANIMOUS with TRUESELLE abstaining as an employee of his firm who has property adjacent to the subject site is licensed and his firm is marketing it.

To be heard by the City Council on 11/5/2003

MINUTES:

COMMISSIONER GALATI declared the Public Hearing open.

GARY LEOBOLD, Planning and Development Department, stated that the current zoning and the land use designation is appropriate for the subject site and recommended approval subject to the conditions. He added that if this development is approved, the sites to the west if developed as multi-family and commercial on the east side would be subject to Residential Adjacency Standards.

ROBYN HOGAN, 980 American Pacific Drive, appeared on behalf of the applicant and concurred with staff recommendations but asked for clarification of Condition 9 of the Site Development Review.

PLANNING COMMISSION MEETING OF OCTOBER 9, 2003
Planning and Development Department
Item 37 – ZON-2970

MINUTES – Continued:

DAVID CLAPSADDLE, Planning and Development Department, for the record, clarified that where the condition notes property line decorative walls, this pertains to walls along the street frontages. This requirement does not apply to side property walls. MS. HOGAN concurred with the explanation.

No one appeared in opposition.

There was no further discussion.

COMMISSIONER GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 37 [ZON-2970] and Item 38 [SDR-2971] was held under Item 37 [ZON-2970].

(11:00 – 11:10)

4-452

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review application (SDR-2971) approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Appropriate adjacent units must record prior to the recordation of a Final Map for this site.
4. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend a public sanitary sewer stub to the southwest edge of this site at a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits.

PLANNING COMMISSION MEETING OF OCTOBER 9, 2003
Planning and Development Department
Item 37 – ZON-2970

CONDITIONS – Continued:

5. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

6. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

SDR-2971 - CONCORDIA HOMES OF NEVADA - Request for a Site Development Plan Review FOR A PROPOSED 39-LOT SINGLE-FAMILY CLUSTER DEVELOPMENT on 5.06 acres approximately 660 feet south of Deer Springs Way and 330 feet east of Campbell Road (APN: 125-20-301-015), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center) Zone], Ward 6 (Mack).

CC: 11/05/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED subject to conditions – **UNANIMOUS** with **TRUESDELL** abstaining as an employee of his firm who has property adjacent to the subject site is licensed and his firm is marketing it.

To be heard by the City Council on 11/5/2003

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition.

There was no further discussion.

PLANNING COMMISSION MEETING OF OCTOBER 9, 2003
Planning and Development Department
Item 38 – SDR-2971

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 37 [ZON-2970] and Item 38 [SDR-2971] was held under Item 37 [ZON-2970].

(11:00 – 11:10)

4-452

CONDITIONS:

Planning and Development

1. A Rezoning [ZON-2970] to a T-C (Town Center) Zoning District approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. The standards for this development shall include the following: minimum lot size of 2,900 square feet, minimum distance between buildings of 10 feet, and building height shall not exceed two stories or 35 feet, whichever is less.
5. The setbacks for this development shall be a minimum of 5 feet to the front of the house, 5 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 3 feet on the side, 5 feet on the corner side, and 12 feet in the rear.
6. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
7. Air conditioning units shall not be mounted on rooftops.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.

PLANNING COMMISSION MEETING OF OCTOBER 9, 2003
Planning and Development Department
Item 38 – SDR-2971

CONDITIONS – Continued:

9. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
11. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

12. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed street layout and on site circulation prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first.
13. Site development to comply with all applicable conditions of approval for ZON-2970 and all other subsequent site-related actions.
14. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
15. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The Design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ZON-2989 - ALAMEDA TRUST AND IRENE H & BRADLEY JAY TAYLOR - Request for a Rezoning FROM: R-1 (Single-Family Residential) TO: P-R (Professional Office and Parking) Zone on 0.17 acres located at 208 North Lamb Boulevard (APN: 140-32-310-005), Ward 3 (Reese).

CC: 11/05/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

DAVENPORT – APPROVED subject to conditions – Motion carried with GALATI not voting

To be heard by the City Council on 11/5/2003

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that the conversion to office is appropriate in this area. To the applicant, he explained the purpose of Condition 3 as it relates to joint access and joint parking. Staff recommended approval subject to conditions.

DAVID ELLERTSEN, 103 East Charleston Boulevard, appeared on behalf of the applicant and concurred with staff recommendations and conditions.

PLANNING COMMISSION MEETING OF OCTOBER 9, 2003
Planning and Development Department
Item 39 – ZON-2989

MINUTES – Continued:

TODD FARLOW, 240 North 19th Street, objected to conversion of homes into offices. He stated more homes are needed not offices.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.
(11:10 – 11:13)

4-501

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.
3. The provision of joint access between the subject property and properties to the immediate north and south to facilitate circulation and parking among potential office developments.

Public Works

4. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
5. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Final design of the on-site parking layout shall provide for appropriate turnaround space so that vehicles exiting this site are not required to back out onto Lamb Boulevard.

PLANNING COMMISSION MEETING OF OCTOBER 9, 2003
Planning and Development Department
Item 39 – ZON-2989

CONDITIONS – Continued:

6. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site. Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.
7. If on street parking is not already prohibited adjacent to this site, submit a written request to the Traffic Engineer to eliminate on-street parking on Lamb Boulevard adjacent to this site.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ZON-2999 - CITY OF LAS VEGAS - Request for a Rezoning FROM: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] and U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) TO: G-V (Civic) Zone on 14.85 acres adjacent to the southeast corner of Alexander Road and Kerry Way (APN: 138-07-101-002, 003, and 004, and 138-07-103-001), Ward 4 (Brown).

CC: 11/05/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – ABEYANCE to the 11/6/2003 Planning Commission meeting – UNANIMOUS

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, stated that MR. ROARK of the Public Works Department would verbally request this application be held in abeyance to the 11/6/2003 Planning Commission meeting.

DAVID ROARK, appeared on behalf of the City of Las Vegas, and concurred with holding this application to the 11/6/2003 Planning Commission meeting.

No one appeared in opposition.

There was no further discussion.

PLANNING COMMISSION MEETING OF OCTOBER 9, 2003
Planning and Development Department
Item 40 – ZON-2999

MINUTES – Continued:

FRANK SUTHERLAND, 3709 John Bailey Street, stated that he received the notice and was curious as to what exactly would be built on the parcel. MR. ROARK responded that the zoning is for a small piece of property. CHAIRMAN TRUESDELL suggested MR. SUTHERLAND meet with MR. ROARK for further explanation.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:24 – 6:26)

1-566

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAR-2977 - WESTSIDE NEW PIONEERS COMMUNITY DEVELOPMENT CORPORATION - Request for a VARIANCE TO ALLOW 60-FOOT WIDE LOTS WHERE 65 FEET IS THE MINIMUM WIDTH REQUIRED FOR LOTS IN AN R-1 ZONING DISTRICT on 2.21 acres adjacent to the northeast corner of Madison Avenue and "M" Street (APN: 139-28-603-001, 003, 004, 005, and 007), R-1 (Single-Family Residential) Zone, Ward 5 (Weekly).

WITHDRAW WITHOUT PREJUDICE

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

17

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends WITHDRAW WITHOUT PREJUDICE

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – WITHDRAWN WITHOUT PREJUDICE - UNANIMOUS

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, stated that the applicant submitted a letter requesting both the variance and the waiver be withdrawn without prejudice.

The applicant was not present.

No one appeared in opposition.

There was no further discussion.

PLANNING COMMISSION MEETING OF OCTOBER 9, 2003
Planning and Development Department
Item 41 – VAR-2977

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 41 [VAR-2977] and Item 42 [WVR-2978] was held under Item 41 [VAR-2977].

(6:26 – 6:27)

1-651

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

WVR-2978 - WESTSIDE NEW PIONEERS COMMUNITY DEVELOPMENT CORPORATION - Request for a Waiver of Title 18.12.160 TO ALLOW A 176-FOOT SEPARATION BETWEEN INTERSECTIONS, WHERE A MINIMUM OF 220 FEET IS REQUIRED WHEN PROVIDING EXTERNAL ACCESS FROM A SUBDIVISION TO AN EXISTING STREET HAVING A RIGHT-OF-WAY WIDTH OF 60 FEET OR MORE, for a proposed subdivision adjacent to the northeast corner of Madison Avenue and "M" Street (APN: 139-28-603-001, 003, 004, 005, and 007), R-1 (Single-Family Residential) Zone, Ward 5 (Weekly).

WITHDRAW WITHOUT PREJUDICE

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

17

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends WITHDRAW WITHOUT PREJUDICE

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – WITHDRAWN WITHOUT PREJUDICE - UNANIMOUS

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 41 [VAR-2977] and Item 42 [WVR-2978] was held under Item 41 [VAR-2977].

(6:26 – 6:27)

1-651

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAR-2972 - CONCORDIA HOMES - Request for a Variance to ALLOW AN 18.72-FOOT FRONT YARD SETBACK WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED on property located east of Cliff Shadows Parkway, north of Hickam Avenue (APN: a portion of 137-01-301-022), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) Zone, Ward 4 (Brown).

P.C. FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

7

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – APPROVED subject to conditions – UNANIMOUS

This is Final Action.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, stated that this particular variance only applies to Lot 18 in the subdivision. This variance pertains to the setback and staff believes the house could be reduced in size to meet the setback requirements. Staff recommended denial.

JEFFREY ARMSTRONG, 2727 South Rainbow Boulevard, appeared on behalf of the applicant. He explained that Lot 18 at the front has a setback of 18.72 feet. He stated that the encroachment is for a small portion of the garage. All other standards are being met and he asked for the Commission's consideration.

PLANNING COMMISSION MEETING OF OCTOBER 9, 2003
Planning and Development Department
Item 43 – VAR-2972

MINUTES – Continued:

COMMISSIONER GALATI stated that this is a small deviation and felt that there are extenuating circumstances; therefore, he recommended approval of the variance.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(11:13 – 11:15)

4-581

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-1123), and Site Development Plan Review (SDR-1120).
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-2995 - TESA PARTNERS I ON BEHALF OF RANCHO PINES II, LIMITED PARTNERSHIP - Request for a Special Use Permit FOR A PROPOSED MINI-WAREHOUSE FACILITY on 1.49 acres adjacent to the west side of Torrey Pines Drive, approximately 210 feet north of Rancho Drive (APN: 138-02-214-003), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 6 (Mack).

C.C.: 11/05/03 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

17

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting: Statement of protest from Bea Fogelman

MOTION:

GALATI – TABLED – UNANIMOUS with NIGRO abstaining as he has a joint venture with MR. HAMMER

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that the applicant requested Item 44 [SUP-2995], Item 45 [ROC-2996], and Item 46 [SDR-2980] be tabled. A renotification will be sent at a future date.

JIM HAMMER, 1120 South Las Vegas Boulevard, appeared on behalf of the applicant. He confirmed that the applicant is re-examining staff's recommendations and inasmuch as he is currently out of state he asked that the items be tabled.

PLANNING COMMISSION MEETING OF OCTOBER 9, 2003
Planning and Development Department
Item 44 – SUP-2995

MINUTES – Continued:

BEA FOGELMAN, 6265 Chimney Wood Avenue, appeared in opposition to the proposed mini-warehouse facility. She spoke on behalf of her neighbors and argued that the residents are tired of returning time and time again yet the proposal continues to drag on.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 44 [SUP-2995], Item 45 [ROC-2996], and Item 46 [SDR-2980] was held under Item 44 [SUP-2995].

(6:27 – 6:30)

1-685

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ROC-2996 - TESA PARTNERS I ON BEHALF OF RANCHO PINES II, LIMITED PARTNERSHIP - Request for a Review of Condition No. 2 of an approved Site Development Plan Review [Z-0002-96(3)], which limited the mini-storage facility on site to one story with a maximum height of 11 feet along the Torrey Pines Drive frontage, with two-story facilities to be confined to the interior of the parcel; and a Review of Condition No. 3 of an approved Site Development Plan Review [Z-0002-96(3)], which prohibited access to the development from Torrey Pines Drive in conjunction with a proposed mini-storage facility on 1.49 acres adjacent to the west side of Torrey Pines Drive, approximately 210 feet north of Rancho Drive (APN: 138-02-214-003), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 6 (Mack).

CC: 11/05/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

18

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting: Statement of protest from Bea Fogelman (attached to Item 44 [SUP-2995])

MOTION:

GALATI – TABLED – UNANIMOUS with NIGRO abstaining as he has a joint venture with MR. HAMMER

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

There was no discussion.

PLANNING COMMISSION MEETING OF OCTOBER 9, 2003
Planning and Development Department
Item 45 – ROC-2996

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 44 [SUP-2995], Item 45 [ROC-2996], and Item 46 [SDR-2980] was held under Item 44 [SUP-2995].

(6:27 – 6:30)

1-685

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-2980 - TESA PARTNERS I ON BEHALF OF RANCHO PINES II, LIMITED PARTNERSHIP - Request for a Site Development Plan Review and a Waiver of the commercial district development standards TO ALLOW A 5-FOOT SIDE YARD SETBACK WHERE 10-FOOT IS THE MINIMUM REQUIRED AND A REDUCTION OF A PORTION OF THE PERIMETER LANDSCAPE PLANTER WIDTH FOR A PROPOSED 85,170 SQUARE-FOOT, THREE-STORY MINI-WAREHOUSE BUILDING on 1.49 acres adjacent to the west side of Torrey Pines, approximately 210 feet north of Rancho Drive (APN: 138-02-214-003), R-E (Residence Estates) under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 6 (Mack).

CC: 11/05/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

18

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting: Statement of protest from Bea Fogelman (attached to Item 44 [SUP-2995])

MOTION:

GALATI – TABLED – UNANIMOUS with NIGRO abstaining as he has a joint venture with MR. HAMMER

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

PLANNING COMMISSION MEETING OF OCTOBER 9, 2003
Planning and Development Department
Item 46 – SDR-2980

MINUTES – Continued:

NOTE: All discussion for Item 44 [SUP-2995], Item 45 [ROC-2996], and Item 46 [SDR-2980] was held under Item 44 [SUP-2995].

(6:27 – 6:30)

1-685

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-2904 - LIBORIO MARKET ON BEHALF OF TRIPLE A, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR SLAUGHTER AND PROCESSING OF LIVE POULTRY and a Waiver of the requirement that delivery and unloading of live poultry take place only between the hours of 8:00 a.m. and 8:00 p.m. on located at 930 North Lamb Boulevard (APN:140-30-601-016), R-MHP (Residential Mobile/Manufactured Home Park) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 3 (Reese).

ABEYANCE TO THE NOVEMBER 6, 2003 PLANNING COMMISSION MEETING

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

7

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends ABEYANCE to the November 6, 2003 Planning Commission Meeting

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – ABEYANCE to the 11/6/2003 Planning Commission meeting - UNANIMOUS

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that there is a letter on file from the applicant requesting the special use permit be held to the 11/6/2003 Planning Commission meeting. For the record, MR. CLAPSADDLE verified that there would be a re-notification.

The applicant was not present.

PLANNING COMMISSION MEETING OF OCTOBER 9, 2003
Planning and Development Department
Item 47 – SUP-2904

MINUTES – Continued:

COMMISSIONER DAVENPORT relayed that a copy of the letter from the applicant requested the application be held to 10/23/2003. MR. CLAPSADDLE clarified that the additional time is necessary because the applicant had asked for a waiver to a portion of the Ordinance and subsequently submitted a second letter requesting additional waivers. The additional time would enable staff to do the re-notification.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:31 – 6:33)

1-823

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-2960 - JERALD L. LANDWEHR - Request for a Special Use Permit FOR ANIMAL KEEPING AND HUSBANDRY (GOATS) on 0.44 acres located at 4809 Ricky Road (APN: 138-12-710-090), R-E (Residence Estates) Zone, Ward 6 (Mack).

C.C.: 11/05/03 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

4

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at the meeting: Packet submitted by the applicants containing letters and petitions of support (4) and a site map of the neighborhood

MOTION:

McSWAIN – APPROVED subject to conditions and adding the following condition:

- *The maximum number of goats allowed on this site shall be five.*

And amending Condition 1 as follows:

1. *This Special Use Permit shall be subject to a one-year review.*

– Motion carried with EVANS, GOYNES, and GALATI voting no

To be heard by the City Council on 11/5/2003

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that the applicant proposes to have a maximum of 30 goats on the site. Although the code only pertains to the number of bovine, horses and cows, it does not specify the number of goats allowed on a piece of property. He

added that the applicants have been cited by Animal Control for waste control violations and the fact that the property owners have too many goats on the site.

PLANNING COMMISSION MEETING OF OCTOBER 9, 2003
Planning and Development Department
Item 48 – SUP-2960

MINUTES – Continued:

JERALD and KAY LANDWEHR, 4809 Ricky Road, the applicants, stated that no standards have been established for the number of goats allowed. MS. LANDWEHR stated that when they moved from Washington and subsequently purchased the property, they brought with them 17 goats. They felt the area was appropriate to raise the goats. She submitted for the record a packet containing letters and petitions of support from the neighbors in her community. MS. LANDWEHR stated that a complaint had been lodged but her attempts to speak with the complainant were unsuccessful.

CLARENCE and EDNA REED, 4805 Ricky Road, verified that he did register a complaint because he felt the property owners did not adequately keep their property clean and additionally they had over 50 goats on the site. He felt this was an intrusion to his privacy and objected to the flies and complained of hay and feces blowing onto his property. MS. REED stated that her main complaint is with the number of goats kept on the property. She also remarked that the summer temperatures induce unpleasant odors from the goats.

RAOUL ROLDAN, 4816 Ricky Road, appeared and although he did not object to the goats, he did have a problem with the number of goats. He stated that he has a larger lot and is limited to three horses so he felt the same should apply to the LANDWEHR'S.

TODD FARLOW, 240 North 19th Street, explained that nanny goats cause no odors. However, billy goats do give off odors. So his point was not the number but the sex of the goat.

COMMISSIONER GALATI stated that seventeen of anything is too much on a half-acre lot. COMMISSIONER McSWAIN agreed and stated that if there were no complaints she could consider the current number of goats. MR. CLAPSADDLE interjected, a stated that he had contacted the State Veterinarian and his recommendation was three for the size of the lot. He also explained that if the Special Use Permit is denied and they came back with a site plan for three goats, it could be administratively approved. DEPUTY CITY ATTORNEY BRYAN SCOTT asked for clarification that if three goats are permitted that represents a conditional use permit and if more than three goats were allowed that would constitute a special use permit.

COMMISSIONER McSWAIN recommended approval of the Special Use Permit for five animals. However, she also included a one-year review condition.

There was no further discussion.

PLANNING COMMISSION MEETING OF OCTOBER 9, 2003
Planning and Development Department
Item 48 – SUP-2960

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(11:15 – 11:41)

4-657

CONDITIONS:

Planning and Development

1. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. All City Code requirements and design standards of all City departments must be satisfied.
3. Submittal to the Planning and Development Department, for administrative review and approval, a site plan with notes indicating the number and types of animals to be kept or reproduced on the premises.
4. All operations and activities be in accordance with Las Vegas Municipal Code Title 7.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

SUP-2964 - OLGA PEREZ ON BEHALF OF B J RANCHO INVESTMENT, INCORPORATED - Request for a Special Use Permit FOR SECONDHAND SALES (TIRES) on a portion of 9.95 acres located at 2905 West Washington Avenue (APN: 139-29-310-002), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

C.C.: 11/05/03 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – ABEYANCE to the 10/23/2003 Planning Commission meeting – UNANIMOUS

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, stated there is a letter from the owner of the shopping center requesting the item be withdrawn.

CARLOS PEREZ, no address given, appeared on behalf of the applicant. He explained that he currently operates a business located at 2905 West Washington Avenue. In an effort to provide additional services to his customers, he has requested a special use permit to enable secondhand sales of used tires.

MR. CLAPSADDLE clarified that the applicant rents space in an existing shopping center; however, he is not the property owner. MR. PEREZ stated he was not aware of the owner's request.

PLANNING COMMISSION MEETING OF OCTOBER 9, 2003
Planning and Development Department
Item 49 – SUP-2964

MINUTES – Continued:

COMMISSIONER GALATI recommended the item be held in abeyance to enable the proprietor of the business and the property owner to meet and determine the status of the request. MR. CLAPSADDLE felt the recommendation was appropriate and committed to working with the applicant.

DEPUTY CITY ATTORNEY BRYAN SCOTT stated that under normal circumstances, when an application is filed, it is standard procedure for the property owner to grant permission. He commented that it appears this is not the case and probably the application should not have been filed. DEPUTY CITY ATTORNEY SCOTT stated it would be advisable for the property owner to submit another letter negating withdrawal of the application. MR. CLAPSADDLE added that staff would ensure that a signed application from the actual property owner is obtained.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:33 – 6:38)

1-886

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-2975 - MASAE AKAMINE ON BEHALF OF GREAT AMERICAN PLAZA, LIMITED LIABILITY COMPANY - Request for a Special Use Permit for a restaurant service bar at 8320 West Sahara Avenue, Suite 180 (APN: 163-04-416-007), U (Undeveloped) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

C.C.: 11/05/03 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – ABEYANCE to the 11/6/2003 Planning Commission meeting – UNANIMOUS

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained this is a special use permit for a restaurant service bar. The applicant requested the application be held for thirty days to the 11/6/2003 Planning Commission meeting. MR. CLAPSADDLE confirmed that this will be renoticed and will include the waiver of the separation distance.

HILLARY STOHL, 8687 West Sahara Avenue, appeared on behalf of the applicant. She concurred with the abeyance and clarified that this would enable the City Attorney to determine whether it would be appropriate to create lot lines.

MR. CLAPSADDLE stated that staff's interpretation of the Code requires a waiver. Additionally, because the application will be renoticed, the process will take longer than two weeks.

PLANNING COMMISSION MEETING OF OCTOBER 9, 2003
Planning and Development Department
Item 50 – SUP-2975

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:38 – 6:40)

1-1053

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-2983 - GAMESTOP, INCORPORATED ON BEHALF OF PAN PACIFIC DEVELOPMENT (CHEYENNE COMMONS), INC. - Request for a Special Use Permit FOR A SECOND HAND DEALER (COMPUTER SOFTWARE, VIDEO GAMES AND ACCESSORIES) on 32.50 acres at 3115 North Rainbow Boulevard, Suite B (APN: 138-15-502-006), C-1 (Limited Commercial) Zone, Ward 6 (Mack).

C.C.: 11/05/03 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

DAVENPORT – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 11/5/2003

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development Department, explained that all of these items are licensed by the same applicant and same request but are at different locations. Staff had no concerns and recommended approval subject to conditions. He remarked that with regard to Items 54 and 55, because the location is in close proximity to the County, a project of Regional Significance questionnaires were completed and circulated

LAURA FINDORFF, 4530 Meadows Lane, appeared on behalf of the applicant. She concurred with staff recommendations and conditions.

PLANNING COMMISSION MEETING OF OCTOBER 9, 2003
Planning and Development Department
Item 51 – SUP-2983

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 51 [SUP-2983], Item 52 [SUP-2984], Item 53 [SUP-2985], Item 54 [SUP-2987], and Item 55 [SUP-2988] was held under Item 51 [SUP-2983].

(11:41 – 11:45)

4-1567

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for a Secondhand Dealer use.
2. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-2984 - GAMESTOP, INCORPORATED ON BEHALF OF WING FONG & ASSOCIATES – FREMONT LIMITED PARTNERSHIP - Request for a Special Use Permit FOR A SECOND HAND DEALER (COMPUTER SOFTWARE, VIDEO GAMES AND ACCESSORIES) on 1.38 acres at 4530 MEADOWS LANE C-2 (APN: 139-31-110-004), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

C.C.: 11/05/03 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

DAVENPORT – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 11/5/2003

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition.

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 51 [SUP-2983], Item 52 [SUP-2984], Item 53 [SUP-2985], Item 54 [SUP-2987], and Item 55 [SUP-2988] was held under Item 51 [SUP-2983].

(11:41 – 11:45)

4-1567

PLANNING COMMISSION MEETING OF OCTOBER 9, 2003
Planning and Development Department
Item 52 – SUP-2984

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for a Secondhand Dealer use.
2. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-2985 - GAMESTOP, INCORPORATED ON BEHALF OF WEINGARTEN NOSTAT, INC. - Request for a Special Use Permit FOR A SECOND HAND DEALER (COMPUTER SOFTWARE, VIDEO GAMES AND ACCESSORIES) on 0.48 acres located at 947 South Rainbow Boulevard (APN: 138-34-814-004), C-1 (Limited Commercial District) Zone, Ward 1 (Moncrief).

C.C.: 11/05/03 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

DAVENPORT – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 11/5/2003

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition.

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 51 [SUP-2983], Item 52 [SUP-2984], Item 53 [SUP-2985], Item 54 [SUP-2987], and Item 55 [SUP-2988] was held under Item 51 [SUP-2983].

(11:41 – 11:45)
4-1567

PLANNING COMMISSION MEETING OF OCTOBER 9, 2003
Planning and Development Department
Item 53 – SUP-2985

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for a Secondhand Dealer use.
2. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-2987 - GAMESTOP, INCORPORATED ON BEHALF OF SAHARA PAVILION NORTH US, INC. - Request for a Special Use Permit FOR A SECOND HAND DEALER USE (COMPUTER SOFTWARE, VIDEO GAMES, AND ACCESSORIES) on 29.40 acres at 4750 West Sahara Avenue, Suite 1 (APN: 162-06-402-001), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

C.C.: 11/05/03 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

DAVENPORT – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 11/5/2003

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition.

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 51 [SUP-2983], Item 52 [SUP-2984], Item 53 [SUP-2985], Item 54 [SUP-2987], and Item 55 [SUP-2988] was held under Item 51 [SUP-2983].

(11:41 – 11:45)
4-1567

PLANNING COMMISSION MEETING OF OCTOBER 9, 2003
Planning and Development Department
Item 54 – SUP-2987

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for a Secondhand Dealer use.
2. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-2988 - GAMESTOP, INCORPORATED ON BEHALF OF CHARLESTON COMMONS ASSOCIATES, LIMITED PARTNERSHIP - Request for a Special Use Permit FOR A SECOND HAND DEALER (COMPUTER SOFTWARE, VIDEO GAMES AND ACCESSORIES) on 4.47 acres at 161 North Nellis Boulevard (APN: 140-32-701-007), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

C.C.: 11/05/03 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

DAVENPORT – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 11/5/2003

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition.

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 51 [SUP-2983], Item 52 [SUP-2984], Item 53 [SUP-2985], Item 54 [SUP-2987], and Item 55 [SUP-2988] was held under Item 51 [SUP-2983].

(11:41 – 11:45)

4-1567

PLANNING COMMISSION MEETING OF OCTOBER 9, 2003
Planning and Development Department
Item 55 – SUP-2988

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for a Secondhand Dealer use.
2. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

SDR-2928 - AMERICAN PREMIERE HOMES ON BEHALF OF GRAND VIEW APARTMENTS, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A PROPOSED 336-UNIT APARTMENT DEVELOPMENT on 15.54 acres adjacent to the southwest corner of Grand Teton Drive and Grand Canyon Drive (APN: 125-18-101-005), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) Zone, Ward 4 (Brown).

ABEYANCE TO THE OCTOBER 23, 2003 PLANNING COMMISSION MEETING

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends ABEYANCE to the October 23, 2003 Planning Commission Meeting

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – ABEYANCE to 10/23/2003 Planning Commission meeting – UNANIMOUS

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, stated that the applicant submitted a letter requesting this item be held for two weeks to the 10/23/2003 Planning Commission meeting.

The applicant was not present.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF OCTOBER 9, 2003
Planning and Development Department
Item 56 – SDR-2928

MINUTES – Continued:

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:40 – 6:42)

1-1072

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**PLANNING COMMISSION MEETING OF: OCTOBER 9, 2003****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

SDR-2936 - PATRICK H. MEADS - Request for a Site Development Plan Review and a Waiver of the perimeter and parking lot landscaping standards and parking lot location standards, and a Waiver of the Commercial Development Standards FOR A PROPOSED 2,255 SQUARE-FOOT, ONE-STORY COMMERCIAL BUILDING (DRY CLEANING) on 0.17 acres located at 1377 Miller Avenue (APN: 139-21-510-081), C-2 (General Commercial) Zone, Ward 5 (Weekly).

CC: 11/05/03**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.
City Council Meeting

1**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.
City Council Meeting

0**RECOMMENDATION:**

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:**GOYNES – ABEYANCE to 11/6/2003 Planning Commission meeting – UNANIMOUS****MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development Department, explained that this proposal conforms to the goal of the West Las Vegas Plan for the provision of neighborhood skills and commercial facilities in the area. Staff determined that the building is too large for the site, which is already sub-standard for commercial uses, and this has resulted in a plan inadequate for parking, loading, and landscaping. MR. LEOBOLD stated that a variance would be required for the setback on the west side of the property. There are also waivers for a three-foot side yard setback where 10 feet is required and another waiver for parcel width of 60 feet where 100 feet is required in C-2 zones. A waiver will also be required for the enclosure of the trash receptacle that is visible to the street. Six-foot high screen walls and roofing are also recommended for the trash enclosure. The applicant also requested a waiver of the five-foot

block wall where the minimum height is six feet when adjacent to residential and a waiver for a five-foot block wall

PLANNING COMMISSION MEETING OF OCTOBER 9, 2003
Planning and Development Department
Item 57 – SDR-2936

MINUTES – Continued:

where the minimum height is eight feet when located to the loading zone. There is a waiver for having a parking lot fronting the building and finally a waiver for parking lot and perimeter landscaping standards. Staff recommended denial based on its determination that the lot is too small for this size project.

PATRICK MEADS, the applicant, 1401 West Miller Street, stated that he read the conditions and was willing to adjust the site plan to bring his property into conformance.

TODD FARLOW, 240 North 19th Street, stated that this is a sensitive area. He did not see any indication that there was employee parking provided.

COMMISSIONER GOYNES felt this project did not quite fit into with the character of the area and needed additional work. He felt this establishment would be another location for people to loiter. MR. MEADS disagreed and remarked that he was not running a store that serves liquor. This business is strictly for dry cleaning and his customers would drop off or pick up their items and leave. He likened his establishment to an Al Phillips Cleaner.

COMMISSIONER NIGRO felt it would be appropriate to hold this item to enable the applicant to meet with staff. He based his recommendation on the fact that although the applicant did submit a site plan, it clearly did not appear to conform to staff conditions.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(11:45 – 12:04)

4-1761

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ROC-2979 - MONTECITO COMPANIES ON BEHALF OF CENTENNIAL 95, LIMITED PARTNERSHIP - Request for a Review of Condition Nos. 1 and 2 of an approved Vacation (VAC-0012-01) of portions of Regena Avenue and Monte Cristo Way, which required a 10-foot easement for Nevada Power Company and required a Clark County Vacation to record concurrently with this Vacation request, Ward 6 (Mack).

CC: 11/05/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

DAVENPORT – APPROVED subject to conditions and amending Condition 1 as follows:

1. *Retain a 10-foot wide access easement along the south side of the centerline of Regena Avenue in favor of Clark County and Nevada Power Company.*

– **UNANIMOUS** with **TRUESDELL** abstaining as his firm is currently under contract with the applicant.

To be heard by the City Council on 11/5/2003

MINUTES:

COMMISSIONER GALATI declared the Public Hearing open.

GARY LEOBOLD, Planning and Development Department, explained that this is a review of conditions of an approved Vacation that affects portions of Regena Avenue and Monte Cristo Way.

He noted that Public Works Department recommended denial relative to Condition 1 and approval of Condition 2.

PLANNING COMMISSION MEETING OF OCTOBER 9, 2003
Planning and Development Department
Item 58 – ROC-2979

MINUTES – Continued:

MATT WERNER, Montecito Companies, 6600 West Charleston Boulevard, appeared on behalf of the applicant. He accepted staff's recommendation to modify Condition 1. GINA VENGLASS, Public Works Department, read the revision to Condition 1. She explained that the purpose of the revision was to include Clark County in the access easement. MR. WERNER concurred.

No one appeared in opposition.

There was no further discussion.

COMMISSIONER GALATI declared the Public Hearing closed.

(12:04 – 12:08)

4-2554

CONDITIONS:

1. Removal of the request for relief from Condition Number One, which requires a 10-foot private access easement for Nevada Power Company.
2. Conformance with all previous conditions of approval for VAC-0012-01.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAC-2940 - NEVADA HOMES ON BEHALF OF DAY STAR VENTURES, LIMITED LIABILITY COMPANY - Petition to Vacate U.S. Government Patent Easements generally located adjacent to the south side of Alexander Road, east of Fort Apache Road, Ward 4 (Brown).

SET DATE: 10/15/03 C.C. 11/05/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 11/5/2003

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development Department, stated the Vacation is appropriate as the areas are not in current use and will impact traffic or landlock any parcels. Staff recommended approval subject to conditions.

JEFFREY ARMSTRONG, 2727 South Rainbow Boulevard, appeared on behalf of the applicant and concurred with staff recommendations and conditions.

No one appeared in opposition.

There was no further discussion.

PLANNING COMMISSION MEETING OF OCTOBER 9, 2003
Planning and Development Department
Item 59 – VAC-2940

MINUTES – Continued:

Reviewing the list of conditions, ROBERT GENZER, Director of Planning and Development Department, clarified that Condition 6 should precede Condition 4.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(12:08 – 12:01)

4-2785

CONDITIONS:

1. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The Drainage Study required for ZON-2415 may be used to satisfy this requirement.
2. Prior to the recordation of an Order of Relinquishment of Interest all public improvements, if any, adjacent to and in conflict with this Vacation application are to be modified, as necessary, at the applicant's expense, or such modifications shall be guaranteed by provision of sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas.
3. All development shall be in conformance with code requirements and design standards of all City departments.
4. The Order of Relinquishment of Interest shall not be recorded until all conditions of approval have been met provided, however, that modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.

5. If the Order of Relinquishment of Interest is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

PLANNING COMMISSION MEETING OF OCTOBER 9, 2003
Planning and Development Department
Item 59 – VAC-2940

CONDITIONS – Continued:

6. Development of these sites shall comply with all applicable conditions of approval Zoning Reclassification ZON-2415 and Site Development Plan Review SDR-2418.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

VAC-2942 - PARADISE DEVELOPMENT ON BEHALF OF CITY PARKWAY IV A, INCORPORATED - Petition to Vacate a ten-foot wide portion of a drainage easement generally located adjacent to the northeast corner of Grand Central Parkway and "F" Street, Ward 5 (Weekly).

SET DATE: 10/15/03 C.C. 11/05/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – APPROVED subject to conditions – **UNANIMOUS** with McSWAIN abstaining as Ms. Lim's firm is doing work for her company.

To be heard by the City Council on 11/5/2003

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, stated this is a standard Vacation and staff had no objection to the request.

SUZANNE SANDERS, 3111 South Maryland Parkway, and TRUDI LIM, 1009 Whitney Ranch Drive, both appeared on behalf of the applicant and concurred with staff conditions.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF OCTOBER 9, 2003
Planning and Development Department
Item 60 – VAC-2942

MINUTES – Continued:

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(9:35 – 9:37)

3-370

CONDITIONS:

1. All development shall be in conformance with Code requirements and design standards of all City departments.
2. If the Order of Vacation is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.
3. Prior to the recordation of an Order of Vacation all public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense, or such modifications shall be guaranteed by provision of sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas.
4. The Order of Vacation shall not be recorded until all conditions of approval have been met provided, however, that modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any Right-of-Way being vacated must be retained.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAC-2948 - CENTENNIAL & DURANGO, LIMITED LIABILITY COMPANY - Petition to Vacate a portion of Durango Drive between Centennial Parkway and Darling Road, Ward 6 (Mack).

SET DATE: 10/15/03 C.C. 11/05/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED subject to conditions – UNANIMOUS with TRUESDELL abstaining as his firm is doing work with Mr. Werner.

To be heard by the City Council on 11/5/2003

MINUTES:

COMMISSIONER GALATI declared the Public Hearing open.

GARY LEOBOLD, Planning and Development Department, explained that a previous vacation application, VAC-2948, was approved by the City Council to vacate a portion of Darling Road, west of Durango Drive. The proposed vacation will not eliminate access to a public street. Staff recommended approved subject to conditions.

MATT WERNER, Montecito Companies, 6600 West Charleston Boulevard, appeared on behalf of the applicant. He concurred with staff conditions.

PLANNING COMMISSION MEETING OF OCTOBER 9, 2003
Planning and Development Department
Item 61 – VAC-2948

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

COMMISSIONER GALATI declared the Public Hearing closed.

(12:10 – 12:11)

4-2869

CONDITIONS:

1. Meet with the Flood Control section of Public Works to coordinate the overall drainage of the area prior to the recordation of the Order of Vacation.
2. Prior to the recordation of an Order of Vacation all public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense, or such modifications shall be guaranteed by provision of sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas.
3. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.
4. All development shall be in conformance with code requirements and design standards of all City Departments.
5. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that modifications to public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.

6. If the Order of Vacation is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-2974 - ORIGIN PARK II, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A PROPOSED 39,220 SQUARE-FOOT MEDICAL OFFICE DEVELOPMENT on 4.54 acres adjacent to the east side of Crimson Canyon Drive, approximately 450 feet south of Peak Drive (APN: 138-15-310-016), C-PB (Planned Business Park) Zone, Ward 6 (Mack).

P.C. FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED subject to conditions – UNANIMOUS

This is Final Action.

NOTE: CHAIRMAN TRUESDELL disclosed that his firm manages the common areas of Tech Park I. While he has no economic interest in this, he felt comfortable voting on this item.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development Department, explained that this proposal includes four buildings, two on each side of the site, with parking interspersed through the project. It conforms to the Las Vegas Technology Center standards and meets the Title 19 Parking Standards. He noted that 10

handicap spaces are reflected on the submitted site plan and there may be a need to revise the number of spaces that would necessitate a variance. Staff recommended approval subject to conditions.

PLANNING COMMISSION MEETING OF OCTOBER 9, 2003
Planning and Development Department
Item 62 – SDR-2974

MINUTES – Continued:

HOWARD THOMPSON, 400 North Stephanie Street, appeared on behalf of the owners of Origin Park II. He stated that he has reviewed the conditions and concur with staff recommendations.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(12:11 – 12:14)

4-2932

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan, landscape plan and building elevations, except as amended by conditions herein.
3. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect covered trash enclosures, in accordance with Title 19.08.045 Commercial Development Standards.
4. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
5. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center along all rights-of-way, a maximum of 30 feet on-center along the side and rear perimeter of the site, and a minimum of four five-gallon shrubs for each tree within provided planters.
6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]

PLANNING COMMISSION MEETING OF OCTOBER 9, 2003
Planning and Development Department
Item 62 – SDR-2974

CONDITIONS – Continued:

7. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
11. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

14. Construct all incomplete street improvements, if any, adjacent to this site concurrent with development of this site. Also, if necessary and as required, remove all substandard street improvements and unused driveway cuts adjacent to this site and replace with new improvements meeting current City Standards.
15. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

PLANNING COMMISSION MEETING OF OCTOBER 9, 2003
Planning and Development Department
Item 62 – SDR-2974

CONDITIONS – Continued:

16. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or the submittal of any construction drawings for this site. Provide and improve all drainageways as recommended in the approved drainage plan/study.
17. Site development to comply with all applicable conditions of approval for Z-0068-85 and all other site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-3088 - JOSEPH SCALA - Appeal filed by Joseph Scala from the denial by the Director of the Planning and Development Department of a request for an Administrative Site Development Plan Review TO ALLOW EXISTING VEHICLE DISPLAY PADS WITHIN THE REQUIRED LANDSCAPING BUFFER AND TO ALLOW BLADE SIGNS ON EXISTING LIGHT POLES on property located at 6401 Centennial Center Boulevard (APN: 125-28-110-005), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Land Use Designation], Ward 6 (Mack).

P.C. FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – DENIED the request to allow existing vehicle display pads within the required landscaping buffer– **UNANIMOUS**

GALATI - APPROVED the banner signs on the existing light poles – Motion carried with **GOYNES** and **EVANS** voting No.

This is Final Action.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development Department, explained that this application was originally submitted for administrative consideration by the Planning Department. Inasmuch as the

department's recommendation was Denial, the applicant filed an appeal. MR. LEOBOLD stated that regulations outlined in the Centennial Center Brown Book prohibit vehicle display

PLANNING COMMISSION MEETING OF OCTOBER 9, 2003
Planning and Development Department
Item 63 – SDR-3088

MINUTES – Continued:

pads within landscape area. On that basis, staff could not support any justification for the existence of these pads on the site.

MR. LEOBOLD added that banner signs that are used for advertising, including the names of any products sold by the tenant, are specifically prohibited in Centennial Center. He noted that banner signs that reflect the name of the dealership are acceptable.

STEVE SWISHER, 7373 Peak Drive, appeared on behalf of the applicant. He stated that the blade signs reflect the name of the dealership that is Courtesy Pontiac GMC. It does not advertise particular vehicles. He stated that the applicant would be amenable to using just Courtesy, if the current sign is determined to be unacceptable. With regard to the landscape setbacks, the parking area conformed to the radius of the building frontage, far exceeding the required setback for landscaping.

In reply to COMMISSIONER McSWAIN'S query, MR. LEOBOLD explained that the applicant is meeting or exceeding the landscape requirements. However, the concern relates to pads located within the landscape area.

With regard to the banner signs, ROBERT GENZER, Director of Planning and Development Department, recalled that designations for the name of the Center and possibly for the seas of the year would be allowed. He stated that he has observed banner illustrations of tenant names within the Center. MARGO WHEELER, Deputy Director, Planning and Development Department, stated that MR. GENZER'S recollection is correct and substantiated by the detailed information provided in the backup.

COMMISSIONER NIGRO asked for further clarification on the banner signage and whether Courtesy would be acceptable. MR. LEOBOLD replied affirmatively. MR. LEOBOLD also clarified that if there were no landscape buffers and was an entirely paved area, the pads would be allowed.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(12:14 – 12:32)

4-3075

PLANNING COMMISSION MEETING OF OCTOBER 9, 2003

Planning and Development Department

Item 63 – SDR-3088

CONDITIONS:

Planning and Development

1. All development shall be in conformance to the submitted site plan and sign elevations, except as amended herein.
2. Banner signs may only display the store name or the name “Centennial Centre.” Advertising of any kind on these signs is prohibited.
3. All signage shall have proper permits obtained through the Building and Safety Department.
4. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

5. All vehicles to be proposed with this project shall be situated so as not to create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - DIR-2950 - CITY OF LAS VEGAS - Election of a new Vice-Chairman to the Planning Commission.

P.C. FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends NO RECOMMENDATION

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – ABEYANCE to the 10/23/2003 Planning Commission meeting – UNANIMOUS

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

AL GALLEGGO, citizen of Las Vegas, requested Item 64 [DIR-2950] and Item 67 [DIR-3135] be brought forward for discussion for the convenience of the viewers.

CHAIRMAN TRUESDELL concurred but recommended the item be held to the 10/23/2003 Planning Commission meeting.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:42 – 6:43)

1-1180

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTBER 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TXT-3089 - CITY OF LAS VEGAS - Request to amend Title 19 to allow a Bailbond Service as a Special Use in the C-1 (Limited Commercial) zoning district.

THIS WILL BE SENT TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – APPROVED subject to conditions – UNANIMOUS

To be sent to the City Council in Ordinance Form.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

MARGO WHEELER, Deputy Director, Planning and Development Department, explained that staff's recommendation is to allow bail bonds in the C-1 with a special use permit as is the case in C-2.

No one appeared in opposition.

There was no further discussion.

PLANNING COMMISSIONER MEETING OF OCTOBER 9, 2003
Planning and Development Department
Item 65 – TXT-3089

MINUTES - Continued

CHAIRMAN TRUESDELL declared the Public Hearing closed.
(12:32 – 12:33)

5-227

CONDITIONS:

1. Title 19.04.010, Table 2 “Land Use Tables,” is hereby amended to include the following:

RESIDENTIAL												PERMITTED USES	COMMERCIAL						INDUSTRIAL		
U	R- A	R- E	R- D	R- 1	R- CL	R- 2	R- 3	R- 4	R- 5	R- MH	R- MHP	COMMERCIAL & BUSINESS SERVICES	P- R	N- S	O	C- D	C- 1	C- 2	C- PB	C- M	M
												Bailbond Service					<u>S</u>	S		P	P

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TXT-3090 - CITY OF LAS VEGAS - Discussion and possible action to amend the following portions of Title 19 of the Las Vegas Zoning Code: Title 19.04.010, Table 2 "Land Use Tables;" and Title 19.04.050(B), "Minimum Requirements."

THIS WILL BE SENT TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – APPROVED subject to conditions – UNANIMOUS

To be sent to the City Council in Ordinance Form.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

MARGO WHEELER, Deputy Director, Planning and Development Department, explained that this text amendment would allow trucking companies, including moving van companies, within the C-2 zone with a special use permit. MS. WHEELER referenced the list of conditions included in the backup material.

No one appeared in opposition.

There was no further discussion.

PLANNING COMMISSION MEETING OF OCTOBER 9, 2003
Planning and Development Department
Item 66 – TXT-3090

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing closed.
(12:33 – 12:36)

5-252

CONDITIONS:

1. Title 19.04.010, Table 2 “Land Use Tables,” is hereby amended to include the following:

RESIDENTIAL												PERMITTED USES	COMMERCIAL						INDUSTRIAL		
U	R- A	R- E	R- D	R- 1	R- CL	R- 2	R- 3	R- 4	R- 5	R- MH	R- MHP	RESIDENTIAL & LODGING	P- R	N- S	O	C- D	C- 1	C- 2	C- PB	C- M	M
												Trucking Company						<u>S</u>		P	P

2. Title 19.04.050(B), “Minimum Requirements,” is hereby amended to include the following:

TRUCKING COMPANIES [C-2]

1. Operations shall be limited to office uses with truck and trailer parking.
2. No more than five trucks and five trailers shall be permitted on the site at any time.
3. The repair or servicing of trucks is not allowed.
4. No storage or warehousing of goods or merchandise shall be permitted on site.
5. No loading or unloading of goods or merchandise shall be permitted on site.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

DIR-3135 - CITY OF LAS VEGAS - Discussion and possible action on the Planning Commission Meeting Schedule for 2004.

P.C. FINAL ACTION

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends NO RECOMMENDATION

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES - APPROVED – UNANIMOUS with GALATI abstaining as he would no longer be sitting on the Planning Commission Board due to his resignation

This is Final Action.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

MARGO WHEELER, Deputy Director, Planning and Development Department, stated that the proposed schedule is attached for review.

TODD FARLOW, 240 North 19th Street, asked if the meetings will continue to be held on Thursdays.

No one appeared in opposition.

There was no further discussion.

PLANNING COMMISSION MEETING OF OCTOBER 9, 2003
Planning and Development Department
Item 67 – DIR-3135

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(12:36)

5-360

PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: OCTOBER 9, 2003

CITIZENS PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE PLANNING COMMISSION AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.

MINUTES:

CHAIRMAN TRUESDELL made a presentation to COMMISSIONER GALATI on behalf of each of the Planning Commissioners. CHAIRMAN TRUESDELL thanked him for his many years of service. COMMISSIONER GOYNES expressed his appreciation for having worked together on the Board and bid him farewell. COMMISSIONER GALATI thanked everyone for his Sandy Koufax collectible and stated that he has a number of Dodger collectibles and would add this to his collection. He thanked everyone on the Commission and commended staff for their hard work. He asked that everyone continue to look after the needs of the citizens.

(12:37 – 12:40)

5-400

TODD FARLOW, 240 North 19th Street, addressing COMMISSIONER GALATI, stated he would be very much missed and wished him the best of luck.

MR. FARLOW then asked how many Commissioners were present at the Sustainable Architecture Lecture.

(12:40 – 12:42)

5-536

MEETING ADJOURNED AT 12:42 A.M.

Respectfully submitted:

ANGELA CROLLI, DEPUTY CITY CLERK



Agenda Item No.:

DEENY ARAUJO, DEPUTY CITY CLERK